

SAN FRANCISCO REDEVELOPMENT AGENCY

WESTERN ADDITION A-2

MARKET DATA STUDY

Volume IV

4 plus Units

By:

Floyd D. Clevenger
Real Estate Appraiser
2363 Pruneridge Avenue
Santa Clara, California

SALES DATA

7 apts
10 36 中

GRANTOR: Ernestine Cobet, aka, M. Ernestine Cobet

GRANTEE: William Tristant and Anne Tristant, his wife

ZONING: San Francisco R-4

RECORDING: Book A923, Page 154, File No. N101061

DATE OF DEED: May 24, 1965 DATE OF RECORDING: 5/26/65

I.R.S. \$37.95

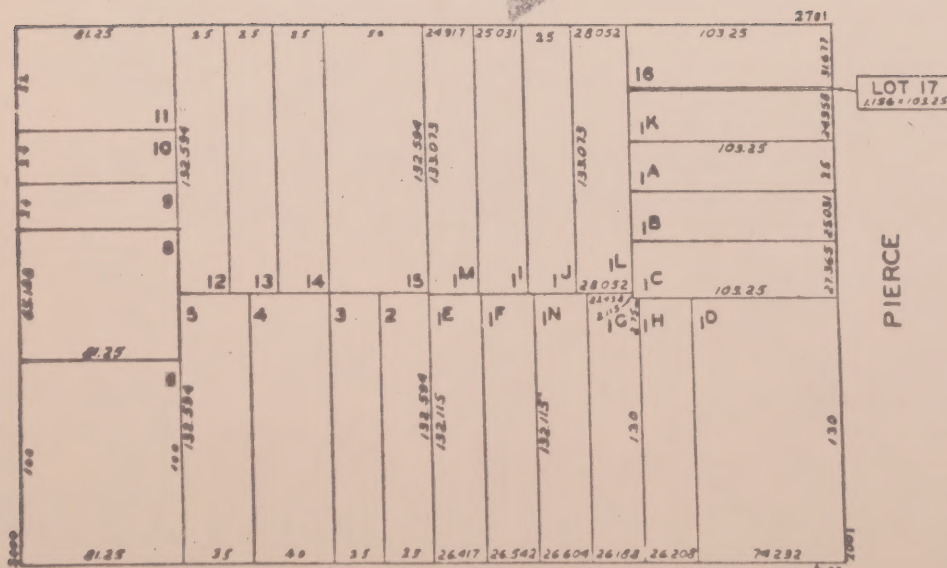
SALE PRICE: \$34,500.00 D.T. \$75,700.00 to Citizens
Federal Savings and Loan
Association

LAND AREA: 3,331 sq. ft.

UNIT VALUE: \$4,929.00 per apt. 2nd D.T. \$3,325.00

CONFIRMED: Mr. Tristant 12/13/69

COMMENTS: This parcel was not up to code at time of sale and was in poor condition. The above Grantee stated that he paid around \$75,000.00 to bring it up to code and get good rentals.



Address: 2711 California St.

Type of Improvement: dwelling used as 7 apartments

Improvement Built: 1900 (app.) Rental Rate: \$155 to \$160 m.

Building Area: 3,360 sq. ft.

Rents:

First Floor 1,401 sq. ft.

7 1-bedroom's unfurnished

Second Floor 1,401 sq. ft.

\$155 - \$160 per month.

Third Floor sq. ft.

The Grantee pays water,

finished basement 558 sq. ft.

heat and garbage.

 sq. ft.

Improvement Description:

7 bathrooms with 28 fixtures.

Assessed Valuation: * Land \$ 20,200. Improvements \$ 44,800.

1969-70 Taxes \$ 1,997.42



* Assessed Value is 25% of above figures.

Block 633 Lot 11

25 23

SALES DATA

GRANTOR: Webster Otis and Dorothy J. Otis, his wife and
Van Norden Logan and Anne D. Logan, his wife

GRANTEE: Leonard B. Gross and Anne W. Gross, his wife

ZONING: San Francisco R-4

RECORDING: Book A915, Page 537, File No. N95187

DATE OF DEED: May 3, 1965

DATE OF RECORDING: 5/6/65

I.R.S. \$71.50

SALE PRICE: \$65,000.00

D.T. \$45,000.00 to City
Savings and Loan Association

LAND AREA: 2,576 sq. ft.

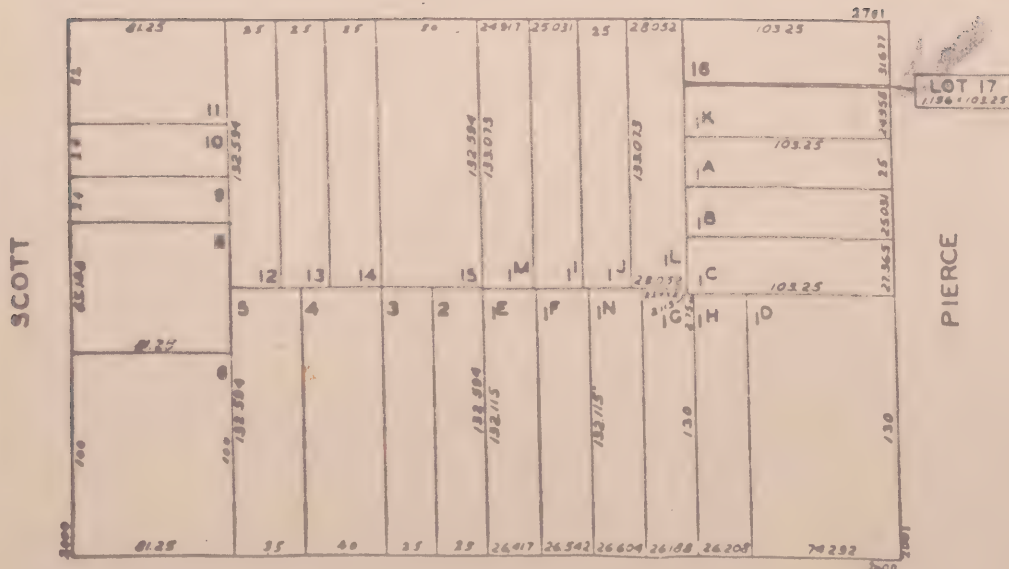
2nd D.T. \$13,500.00

UNIT VALUE: \$13,000.00 per apt. unit

CONFIRMED: Mr. Otis 12/13/69

REMARKS: The Grantor stated they had put some money into this dwelling to bring it up to code. When it sold this was a legal 5 unit apt. building of 1 bedroom apts., which rented between \$100 to \$125 with some furniture (1965 rents).

SACRAMENTO





Address: 2041 Pierce St.

Type of Improvement: dwelling used as 5-apartment

Improvement Built: 1890 (approx) remodeled 1945 Rental Rate: \$100 to \$125 per apt. (1965)

Building Area: 1,487 sq. ft. Rents: _____

First Floor 1,264 sq. ft. _____

Second Floor 1,264 sq. ft. _____

Third Floor _____ sq. ft. _____

1 1/2 floor 800 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

3 bedrooms with 21 fixtures.

Assessed Valuation: * Land \$ 10,200 Improvements \$ 29,000

1969-70 Taxes \$ 1,477.00

* Assessed Value is 25% of above figures.

Block 532 Lot 18

8 apts
9

SALES DATA

GRANTOR: Robert Berry White and Cynthia M. White, his wife

GRANTEE: Stephen C. Scibienski and Frances F. Scibienski, his wife

ZONING: San Francisco R-4

RECORDING: Book B276, Page 615, File No. R16833

DATE OF SALE: September 20, 1968 DATE OF RECORDING: 9/27/68

TRUST: 621,15

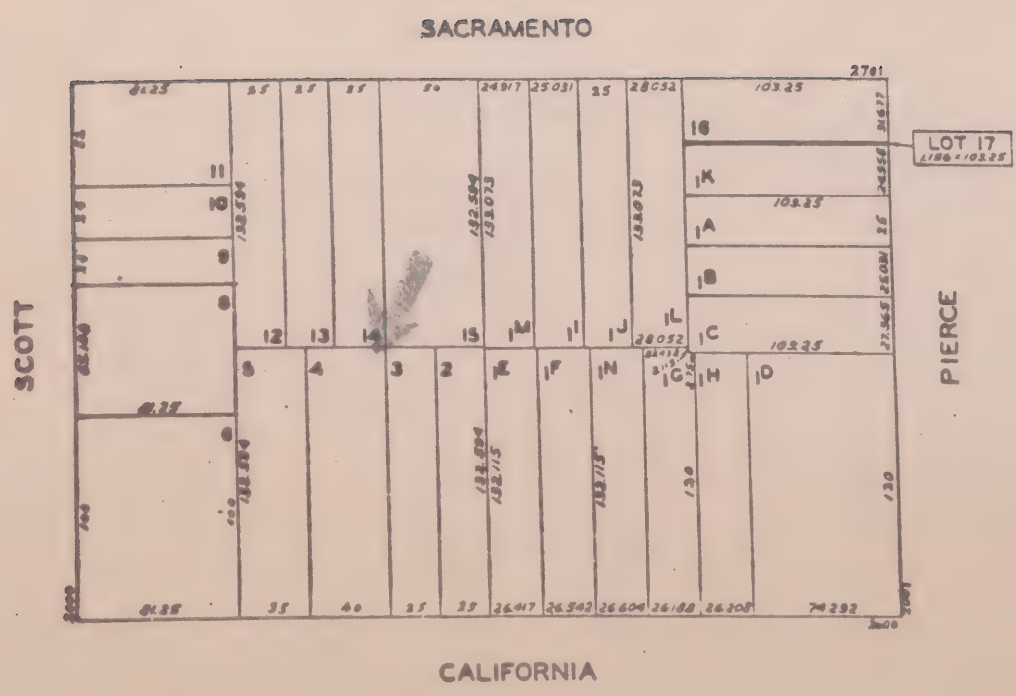
SALE PRICE: \$49,000.00 D.T. \$6,000.00 to grantors

LAND AREA: 3,304 sq. ft.

UNIT VALUE: \$6,125.00 per apt. (8) (\$14.41 per sq. ft. building)

CONFIRMED: Mr. Templin (Broker involved) 12/17/69

COMMENTS: This dwelling was resold 10/69 for \$60,000. The buyer also aquired with this property a complete set of plans for remodeling. The new owners are spending \$30,000.00 to remodel. At the time of sale this dwelling was producing \$720.00 per month income from the 8 units.



Address: 2664 California St.

Type of Improvement: dwelling used as 8 apartments

Improvement Built: 1885 (approx.) Rental Rate: \$720.00 per mo.

Building Area: 3,400 sq. ft. Rents: _____

First Floor 1,300 sq. ft. _____

Second Floor 1,300 sq. ft. _____

Third Floor _____ sq. ft. _____

finished basement 800 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

8 bathrooms with 29 fixtures.

Assessed Valuation: *Land \$ 32,000.00 Improvements \$ 16,800.00

1969-70 Taxes 1,517.30



* Assessed with 25% of above figures

Block 633 Lot 4

12 apts
\$ 48,91

SALES DATA

GRANTOR: Maurice L. Rosano Inc., a California Corporation

GRANTEE: James D. Lane, 1/3 interest and Beatrice A. Lane, an undivided 2/3 interest, as their separate property

PROPERTY: San Francisco R-4

BOOKING: Book B263, Page 264, File No. R07019

DATE OF DEED: August 1, 1968 DATE OF RECORDING: 8/6/68

PRICE: \$111,000

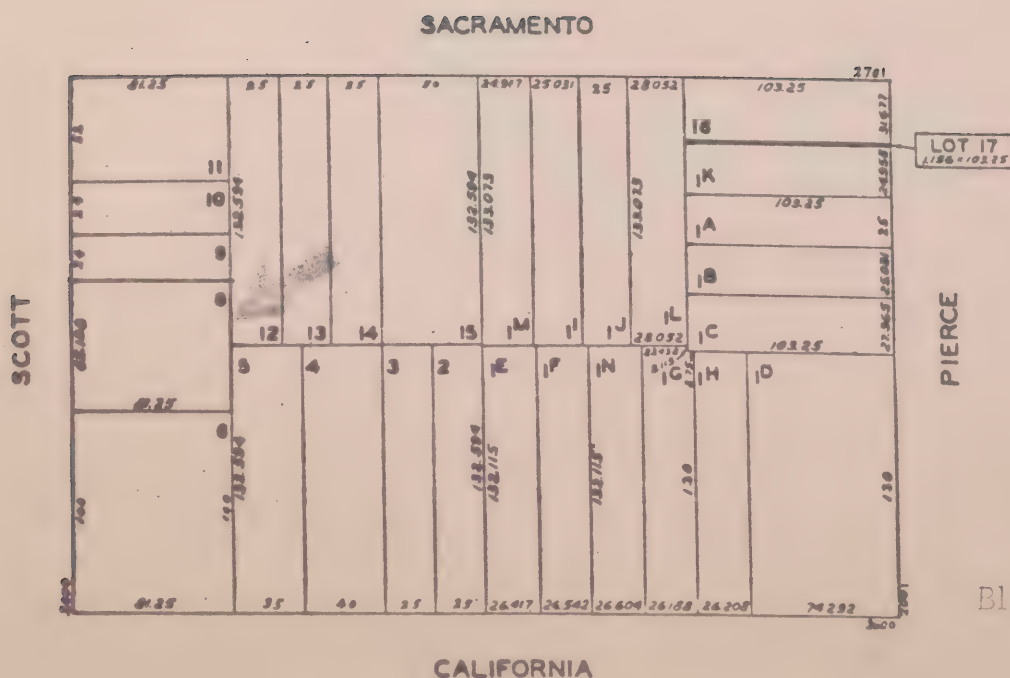
SALE PRICE: \$259,525.00

LAND AREA: 5,297 sq.ft.

APRTE VALUE: \$21,627.00 per apt. (\$22.58 per sq.ft. building inc. land)

CONFIRMED: Mr. Berringer of Maurice L. Rosano Inc., a Cal. Corp.

REMARKS: This is a newer 12 unit apartment building with 9 - 2bed-room and 3-1bedrooms at time of sale. The owner paid for water, garbage, and houselights.
There was a trade involved in this transaction.



Address: 2028 Scott St.

Type of Improvement: 12 unit apartment

Improvement Built: 1966 Rental Rate: _____

Building Area: 11,493 sq. ft. Rents: _____

First Floor 3,831 sq. ft. average \$200.00 per month

Second Floor 3,831 sq. ft. each unit.

Third Floor 3,831 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

12 bathrooms with 36 fixtures.

Assessed Valuation: *Land \$ 43,400.00 Improvements \$ 184,600.00

1969-70 Taxes \$ 7,083.58



* Assessed value is 25% of above figures.

Block 633 Lot 8

5-16-65

SALES DATA

GRANTOR: Timmy Lonnie Grayson and Necla Grayson, his wife

GRANTEE: Louis C. Bohart and Margaret Bohart, his wife

ZONING: San Francisco R-4

RECORDING: Book A936, Page 275, File No. N111465

DATE OF DEED: June 18, 1965 DATE OF RECORDING: 6/29/65

L.R.D. 953.35

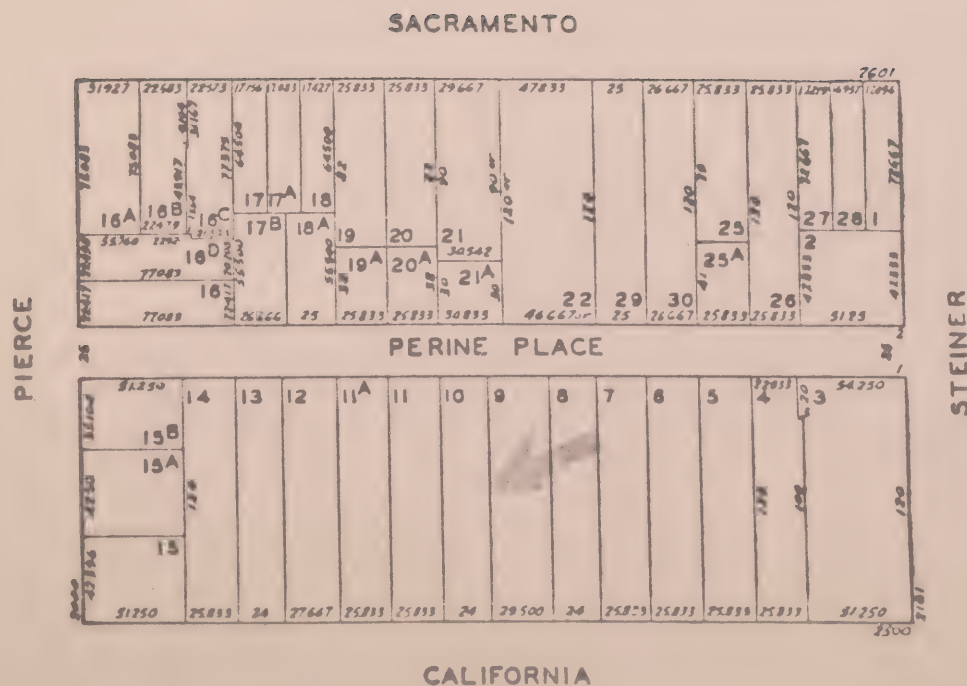
PRICE: \$48,500.00 D.T. \$33,300.00 to Home Federal Savings and Loan Association

LAND AREA: 2,880 sq.ft.

UNIT VALUE: \$9,700.00 per unit (5) 2nd D.T. \$10,200.00 to Grantor

CONFIRMED: CoRec.

COMMENTS: This property was listed for sale in 1969 for \$75,000.00. Rental income at that time was \$825.00 per month.



Address: 2234 California St.

Type of Improvement: Three-story, 10 rooms, 2 apartments plus artist's studio

Improvement built: 1905 (approx.) Rental Rate: _____

Building Area: 4,862 sq. ft. Rents: _____

First Floor 1,254 sq. ft. _____

Second Floor 1,754 sq. ft. _____

Third Floor 1,754 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick foundation. 6 bathrooms, 22 closets and 2 tubs.

Assessor's Valuation: Land \$ 12,400.00 Improvements 18,000.00

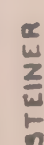
1969-70 Taxes 1,125.75



1224

N

1



Block 634 Lot 12



Address: 2572 California St.

Type of Improvement: two story, 16 units

Improvement Built: 1884 (approx.) altered 1924 Rental Rate: _____
not 1948

Building Area: 3,722 sq. ft. Rents: _____

First Floor 1,861 sq. ft. 5 units - \$100.00 per month

Second Floor 1,861 sq. ft. 1 unit (managers) - \$55.00
per month

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Cement basement floor, part finished, part unfinished. 3 car garage in basement. Steel support beams in basement. 4 bathrooms, 4 tubs, and 16 fixtures

Assessed Valuation: * Land \$ 22,300.00 Improvements \$ 31,500.00

1969-70 Taxes \$ 1,673.16

* Assessed value is for the above property.

Block 034 Lot 12
 (pg. 1 of 2)

Address: 71 - 71A Perine Place

Type of Improvement: two story - 6 rooms

Improvement Built: _____ Rental Rate: _____

Building Area: 854 sq. ft. Rents: _____

First Floor 324 sq. ft. _____

Second Floor 530 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Assessed Valuation: Land \$ _____ Improvements \$ _____

1969-70 Taxes \$ _____

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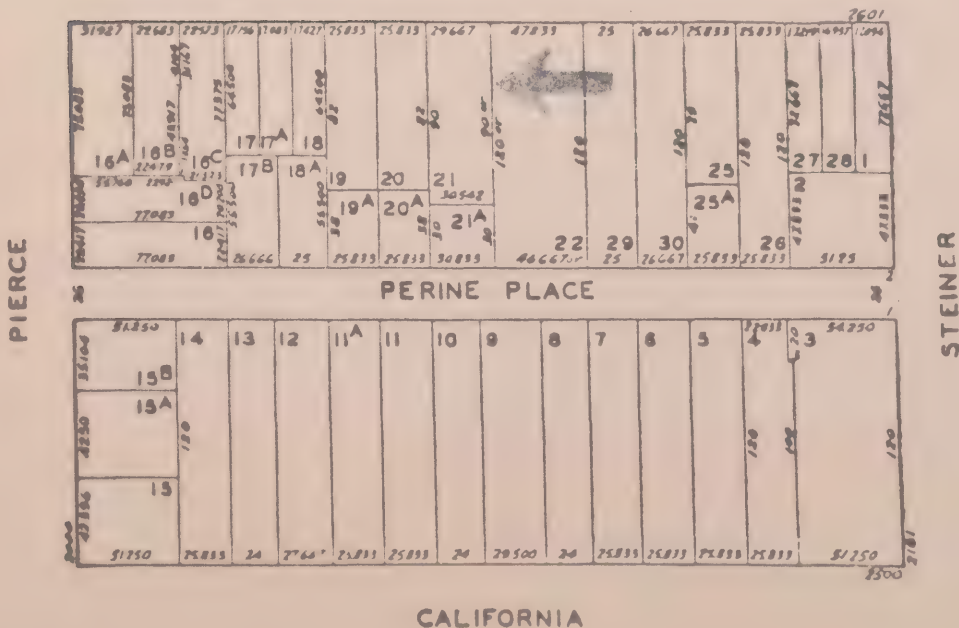
SALES DATA

GRANTEE: Alfred Wong and Jennie Wong, his wife
GRANTEE: Tommy W. Eng and Peony L. Eng, his wife
ADDRESS: San Francisco R-3
RECORDING: Book A866, Page 233, File No. N57363
DATE OF DEED: January 7, 1965 **DATE OF RECORDING:** 1/8/65
P.L.S.: \$59.95
SALE PRICE: \$55,599.60 D.T. \$40,000.00 to American Savings and Loan Association
LAND AREA: 2,709 sq. ft.
UNIT VALUE: \$11.44 per sq. ft. of building \$5,200.00 to Joe Haven, et al
CONTAINED: Secretary of Tommy W. Eng 12/9/69

COMMENTS: Edward Harpso Moon and May Y. Moon, his wife granted realty to James H. Chan and May Y. Chan, his wife, by deed dated 1/4/65 and recorded 1/8/65 in Book A866, Page 230, File No. N57360 - I.R.S. \$52.80.

James H. Chan, et ux, granted realty to Alfred Wong, et ux, by deed dated 1/4/65 and recorded 1/8/65 in Book A866, Page 232, File No. N57361 - I.R.S. - \$52.80. Four flats that the grantor has renovated since purchase, the rents are - two bedrooms, \$165.00 per month unfurnished, 1-3 bedroom \$240.00 per month unfurnished; 1 furnished 3 bedroom \$235. on lease. The rents will be increased \$15. per month starting January 1, 1970 on all but the leased apartment.

SACRAMENTO





Address: 2540-2655 Sacramento St.

Type of Improvement: two story plus basement - 13 rooms - 4 flats

Improvement Built: 1909 Rental Rate: _____

Building Area: 4,860 sq. ft. Rents: _____

First Floor 2,430 sq. ft. \$185.00 per month, after

Second Floor 2,430 sq. ft. renovation.

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation. Unfinished cement floor basement. 3 car garage and lockers. 4 bathrooms, 4 tubs (glass enclosed), 20 fixtures. 4 dishwashers, fans and hoods, and wall to wall carpeting.

Assessed Valuation: * Land \$ 12,000.00 Improvements \$ 30,000.00

1969-70 Taxes \$ 1,540.54

* Assessed value is 25% of above figures.

Block 634 Lot 21

7 apts,
533

GRANTOR: Northwestern Title Company of San Francisco, a corporation,
as trustee

GRANTEE: Golden Gate National Bank

ZONING: San Francisco R-3

RECORDING: Book A919, Page 78, File No. N97884

DATE OF DEED: May 13, 1965 DATE OF RECORDING: 5/14/65

I.R.S. \$7.70

SALE PRICE: \$16,000.00

LAND AREA: 3,000 sq.ft.

UNIT VALUE: \$5.33 per sq.ft.

CONFIRMED: Trustee's Deed

COMMENTS: I. W. New, as Trustor conveyed deed of trust to grantor
as trustee and Millbrook Investment Co., as beneficiary
which deed of trust was defaulted.
Vacant land at time of this transfer.



Address: 2645 Sacramento St.

Type of Improvement: 3 story plus finished concrete basement - 7 apts.

Improvement Built: _____ Rental Rate: _____

Building Area: 5,750 sq. ft. Rents: _____

First Floor 2,034 sq. ft. _____

Second Floor 2,034 sq. ft. _____

Third Floor 1,612 sq. ft. _____

basement 2,337 sq. ft. _____

decks 996 sq. ft. _____

Improvement Description:

Concrete foundation. Finished concrete floor in basement, 7 car spaces in basement. Stucco exterior. 3 bathrooms, 6 built-in tubs, 2 tile stall showers. 7 tile kitchens, 7 oven & range, disposals, and dishwashers. Sprinklers, fire escape and skylites. 1 fireplace electric heat. Wall to wall carpets over softwood floors.

Assessed Valuation: * Land \$ 22,400.00 Improvements \$ 92,100.00

1969-70 Taxes: \$ 1,544.80



* Assessed value is 25% of above figures.

7 apts
\$ 6 67 1/2

SALES DATA

GRANTOR: Golden Gate National Bank, a national banking association

GRANTEE: Peter J. McManus and Agnes McManus, his wife and Michael J. Lazzari and Helen E. Lazzari, his wife

ZONING: San Francisco R-3

RECORDING: Book A943, Page 285, File No. 04737

DATE OF DEED: July 2, 1965. DATE OF RECORDING: 7/16/65

SALE PRICE: \$20,000.00

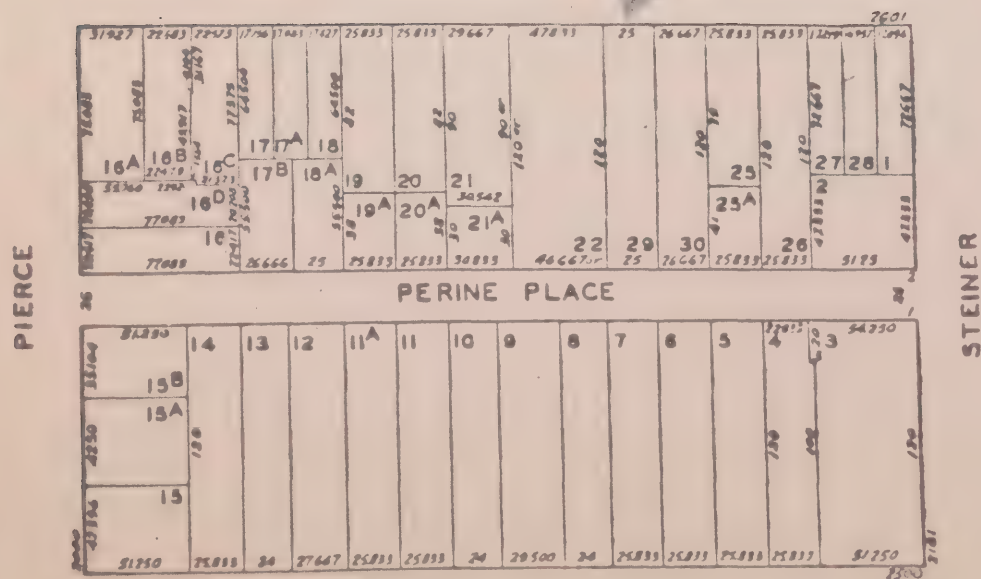
LAND AREA: 3,000 sq.ft.

UNIT VALUE: \$6.67 per sq.ft.

CONFIRMED: Mrs. Lazzari 12/10/69

COMMENTS: This was a vacant parcel of land at time of sale. This parcel was foreclosed on by the bank. The bank had plans and permits issued by the city to build a seven unit apartment on it. The above grantee resold this parcel as vacant land. Sale Price was not disclosed.

SACRAMENTO



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

GRANTOR: Bruce C. Jang and Elaine C. Jang, his wife
Dean Woo and Jean Woo, his wife

GRANTEE: Thomas J. Glynn and Margaret A. Glynn, his wife,
interest and Joseph C. Bellan, a single man,

ZONING: San Francisco R-3

RECORDING: Book A904, Page 378, File No. N86324

DATE OF DEED: April 8, 1965 DATE OF RECORDING: 4/9/65

PRICE: \$45.65

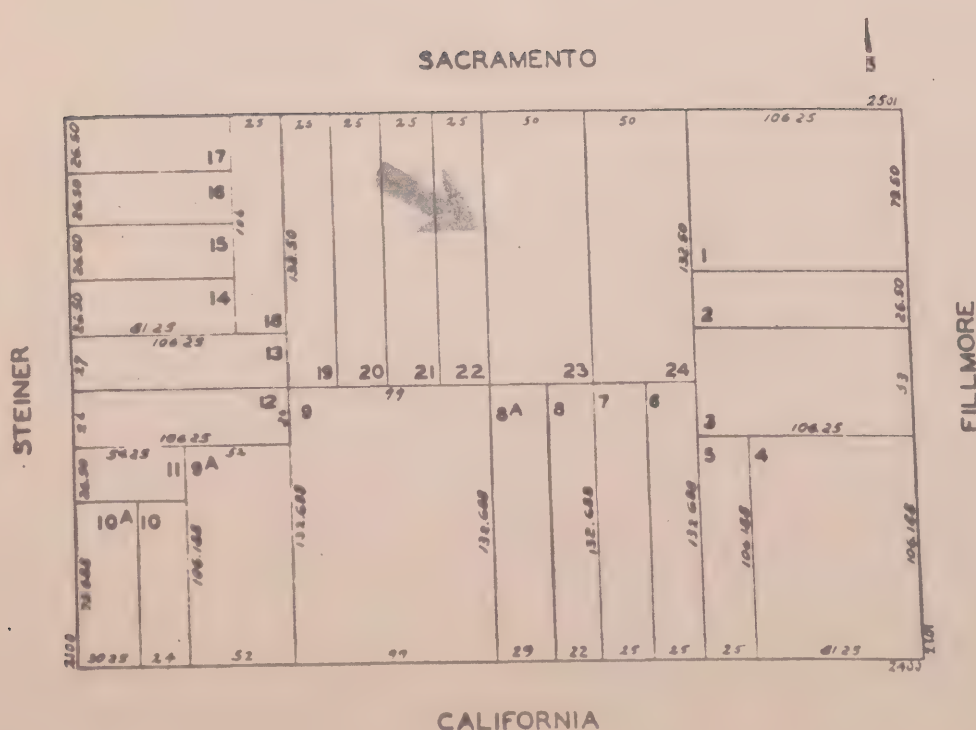
SALE PRICE: \$104,000.00 D.T. \$33,404.11

LAND: 6,625 sq.ft.

NIT VALUE: \$9,455.00 per apt. unit

Mrs. Glynn 12/27/69

COMMENTS: Thomas J. Glynn and Margaret A. Glynn deeded their
1/2 interest to Joseph C. Bellan by Document A952
Page 924. This is an 11 unit dwelling which has 3 studios,
4 - 1 bedroom and 4 - 2 bedroom apartments. It has
been completely remodelled. Rents not available.



Address: 2514 Broadway St.

Type of Improvement: 3 story building with 11 apartments.

Improvement Date: 1878 Rental Date: _____

Building Area: 8,500 sq. ft. Units: _____

First Floor 1,500 sq. ft. _____

Second Floor 2,300 sq. ft. _____

Third Floor _____ sq. ft. _____

Basement 2,300 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Three story building with 11 apartments. Modern bath.
 Wood frame with brick foundation. Full basement, unfinished, cement floor.
 There is room for parking 5 cars in basement. Exterior walls are stucco with
 mastic trim. Road is dirt, tar and gravel. Exterior trim is painted over plaster
 walls. There are 26 rooms with hardwood floors, 5 with pine. There is 11 bath
 rooms with 32 fixtures, gas circulating furnace, 1 fire escape and 15 closets
 are in this building.

Assessed Valuation: Land \$33,100.00 Improvements \$1,200.00

1969-70 Taxes \$3,520.00



4. Assessed value of 2000 and above limited.

Block 005 Lot 24

39 75 40

SALES DATA

GRANTOR: Thea Roberts, a widow

GRANTEE: Arthur N. Thomas and Adeline B. Thomas, his wife

NING: San Francisco R-4

RECORDING: Book B186, Pag680, File No. 022116

DATE OF DEED: October 18, 1967 DATE OF RECORDING: 10/20/67

I.R.S. Non affixed

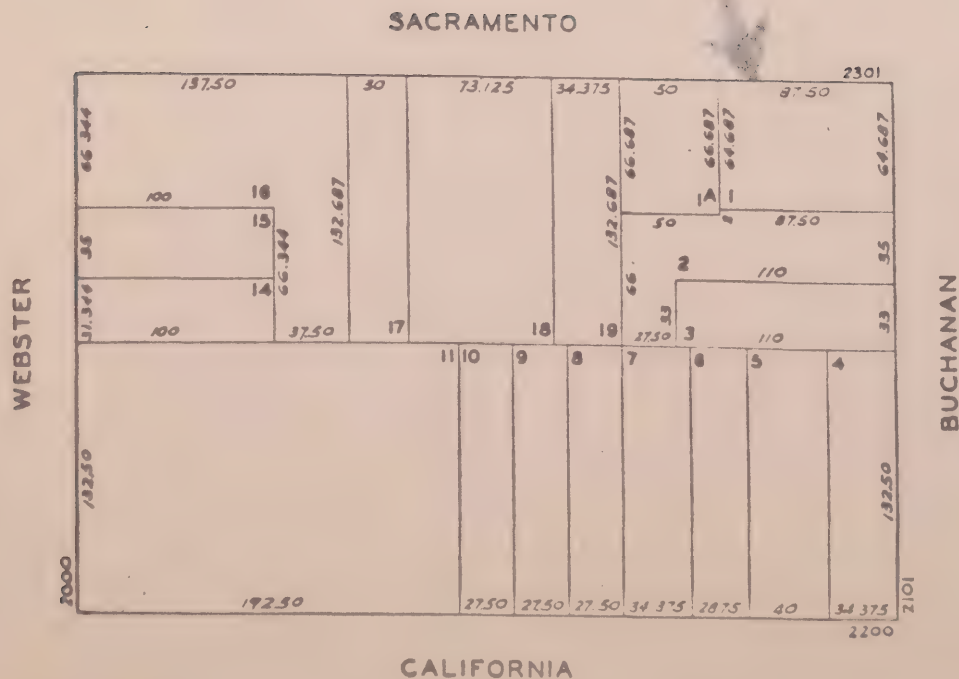
SALE PRICE: \$225,000.00 D.T. \$50,000.00 to grantor

LAND AREA: 6,600 sq.ft.

PROPERTY VALUE: \$25,000.00 per sq.ft. (1967) per sq.ft. building inc.land)

DATE OF SALE: 10/17/67

COMMENTS: This is a 2 - 2 bedroom apartment building. The rents are \$300.00 per month, with owner paying water, heat and garbage. They rent to single professional people only with 1 to 4 persons in an apartment.





Address: 2138 Buchanan St.

Type of Improvement: 3 Unit Apartment Building - 44 rooms

Improvement Built: 1919 Rental Rate: \$151 per mo. per apartment

Building Area: 11,550 sq. ft. Rents: _____

First Floor 3,850 sq. ft. _____

Second Floor 3,850 sq. ft. _____

Third Floor 3,850 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

3 apartments with 36 fixtures.

Assessed Valuation: * Land \$ 12,700.00 Improvements \$ 106,000.00

1969-70 Taxes \$ 6,842.00

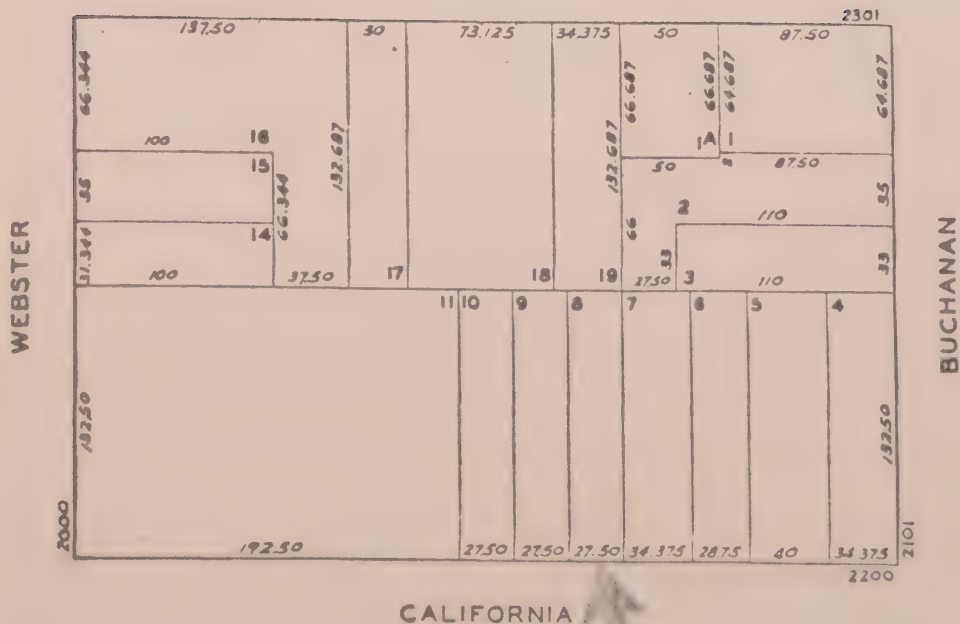
* Assessed Value is 20% of Above Figures.

Block 107 Lot 1

SALES DATA

GRANTOR: Edwin Yurn Lim and Ngon Fung Lim, his wife
GRANTEE: Tumiko Shimada, a single woman and Chizuko Shimada, a single woman
LOCATION: San Francisco 5-4
RECORDING: 1965-110, 1965-110-110, 000000
DATE OF DEED: August 27, 1965 **DATE OF RECORDING:** 9/21/65
SALE PRICE: \$69,500.00 D.T. \$49,500.00 to San Francisco Federal Savings and Loan Association
LAND AREA: 6,644 sq.ft.
INTEREST: Miss Shimada 12/12/69
REMARKS: This dwelling has four legal apartment units. There are 2 - 1 bedroom furnished apt. that rent for \$125.00 per month, 1 - 2 bedroom furnished apt. rents for \$160.00 per month and 1 - 3 bedroom furnished apt. which rents for \$185 per month.

SACRAMENTO





Address: 2230-32-34 California St.

Type of Improvement: dwelling with 4 apartment units, - 15 rooms - two story bldg.

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents:

First Floor _____ sq. ft. 1 - 1 bedroom - \$125.00

Second Floor _____ sq. ft. 1 - 2 bedroom - \$165.00

Third Floor _____ sq. ft. 1 - 3 bedroom - \$185.00

_____ sq. ft. Total - \$595.00

_____ sq. ft. All apt. units are rented furnished.

Improvement Description:

Wood frame, brick foundation, partial basement, unfinished, with a cement floor. There is room for parking one car. Exterior walls are rustic over stucco trim. Flat, tar and gravel roof. Interior trim is pine over plaster. There are 3 rooms with hardwood floors, 11 have tile. There are 4 bedrooms, 16 fixtures, a gravity gas hot water furnace and 1 fire escape in this building.

Assessed Valuation: * Land \$ 22,000.00 Improvements \$ 31,600.00

1969-70 Taxes \$ 1,846.86

* Assessed Value is 25% of above figures.

Block 037 Lot 8

SALES DATA

GRANTOR: Robert Y. Grant and Louise E. Grant, his wife

GRANTEE: Richard G. Horne and Betty J. Horne, his wife

ZONING: San Francisco R-4

RECORDING: Book B188, Page 128, File No. 023155

DATE: October 25, 1967 DATE: 11/20/67

PRICE: \$20,400

SALE PRICE: \$75,000.00 D.T. Assumed deed of trust from Citizens Federal Savings and Loan dated 10/27/64 in principal sum of \$54,000.00

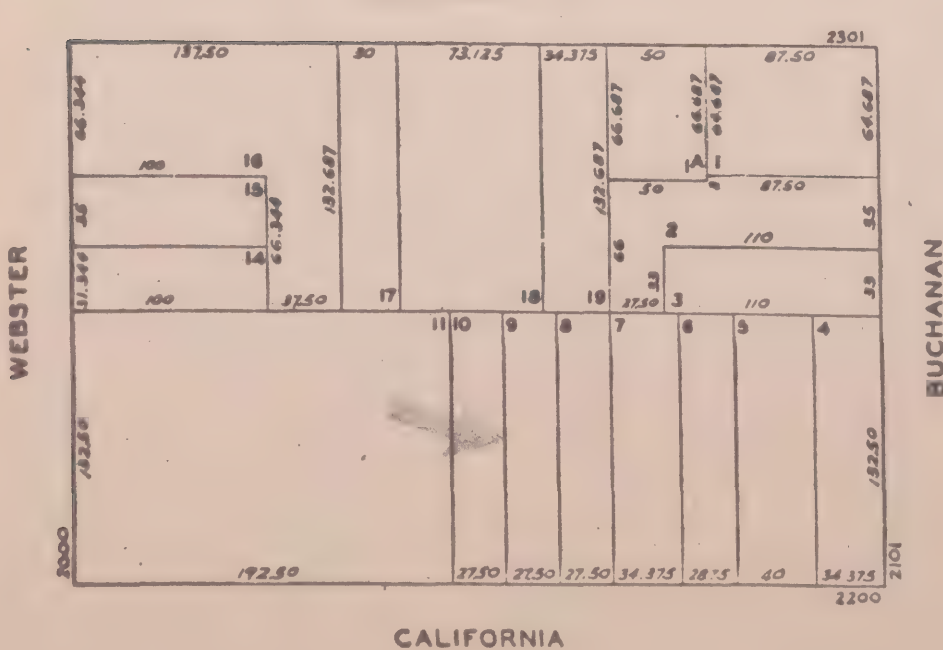
LAND AREA: 3,644 sq.ft. (27.5' x 132.5')

UNIT VALUE: (Citizens Federal) 1/12/70

CONFIRMED: Mr. Rogers (Citizens Federal) verified sale price 1/12/70
Mr. Horne 1/10/70 - no sale price

COMMENTS: Down payment was \$13,697.29.
6 unit apartment building
1-3 rooms rented at \$150.00
2-4 rooms rented at \$175.00
3-5 rooms rented at \$200.00

SACRAMENTO



Block 637 Lot



Address: 2240 - 42 California Street

Type of Improvement: 2 story, 21 room dwelling - 6 apt. units.

Improvement Built: _____ Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

This dwelling has a wood frame, brick foundation, and a full basement, unfinished, with parking for 4 cars and miscellaneous storage. Exterior walls are stucco over plain tile. Flat, tar and gravel roof. The interior trim is pine over plaster walls. There are 2 beamed ceilings, 17 rooms have hardwood floors and 6 have pine. There are 6 bathrooms, 23 fixtures, 6 fireplaces not in use, a gas circulating heater, 16 closets and 6 sprinkler heads in the basement.

Assessed Valuation: * Land \$ 22,000.00 Improvements \$ 34,400.00

1969-70 Taxes \$ 1750.42

*Assessed value is 25% of above figures.

Block 637 Lot 9

Wilkinson Construction Company Incorporated, a
California Corporation

Hiestu Sugaya and Tamara Sugaya

Subject: R-1

San Francisco, California File No. N80477

March, 1965

DATE OF RECORDING: 3/23/65

T.R.S. \$244.20

SALE PRICE: \$220,000.00 D.T. \$142,000.00 to The
Bank of Tokyo of California

LAND AREA: 3,981 sq.ft.

UNIT PRICE: \$18,333.00 per apt. unit (\$24.61 per sq.ft. bldg. inc. land)

CORRECTION: Mr. Wilkison 12/29/69

COMMENTS:

This dwelling contains 12 units that were built in 1963.

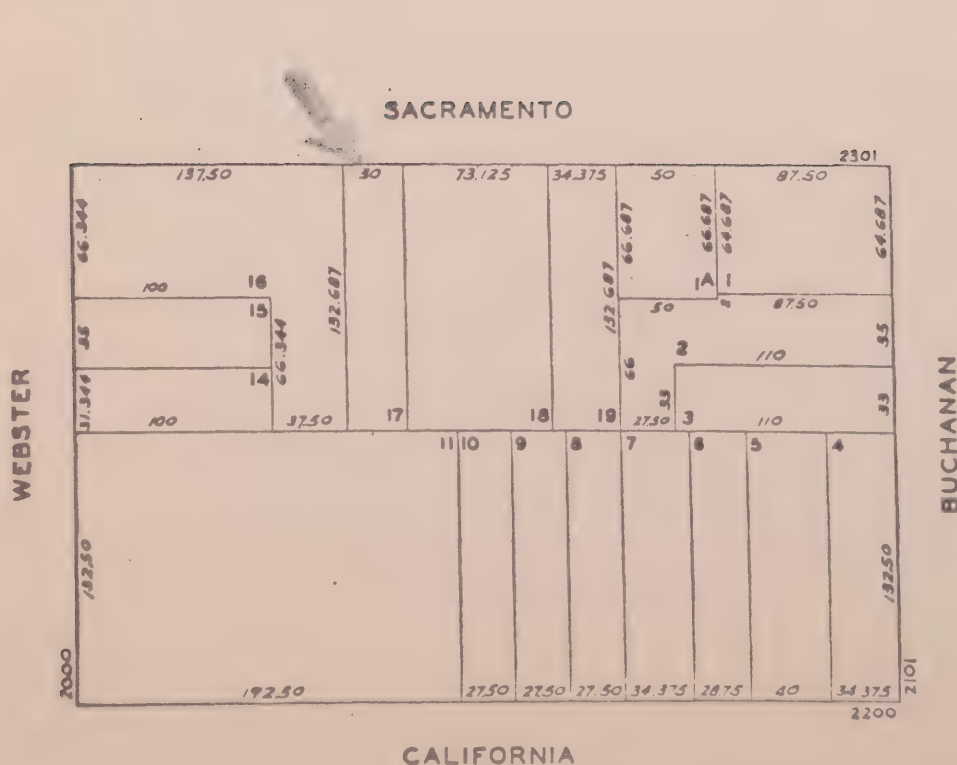
The rents are: 2 - 1 bedroom @ \$165.00 per month furnished.

4 - 1 bedroom @ \$175.00 per month furnished.

2 - 2 bedroom @ \$250.00 per month furnished.

4 - 2 bedroom @ \$225.00 per month furnished.

The renter also has auto parking and one storage space in
basement. These rents are as of 3/65.



Address: 2329 Sacramento St.

Type of Improvement: newer 12 unit apartment building

Improvement Built: 1963 Rental Rate: _____

Building Area: 8,940 sq. ft. Rents: _____

First Floor 2,980 sq. ft. _____

Second Floor 2,980 sq. ft. _____

Third Floor 2,980 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

12 Bathrooms with 49 fixtures.

Assessed Valuation: * Land \$ 21,600.00 Improvements \$ 167,200.00

1969-70 Taxes \$ 1,857.00



* Assessed value is 25% of above figures.

12 apts
 32 60

SALES DATA

GRANTOR: Catherine Chapin Parsons and Crocker-Citizens National Bank, formerly Crocker-Anglo National Bank, as co-trustees under the trust created by the Last Will and Testament of William Wallace Chapin, deceased

GRANTEE: Gary T. Blatt and Faye E. Blatt, his wife

ZONING: San Francisco R-5

RECORDING: Book B324, Page 845, File No. R52263

DATE OF DEED: March 18, 1969 DATE OF RECORDING: 4/1/69

SALE PRICE: \$150,000.00

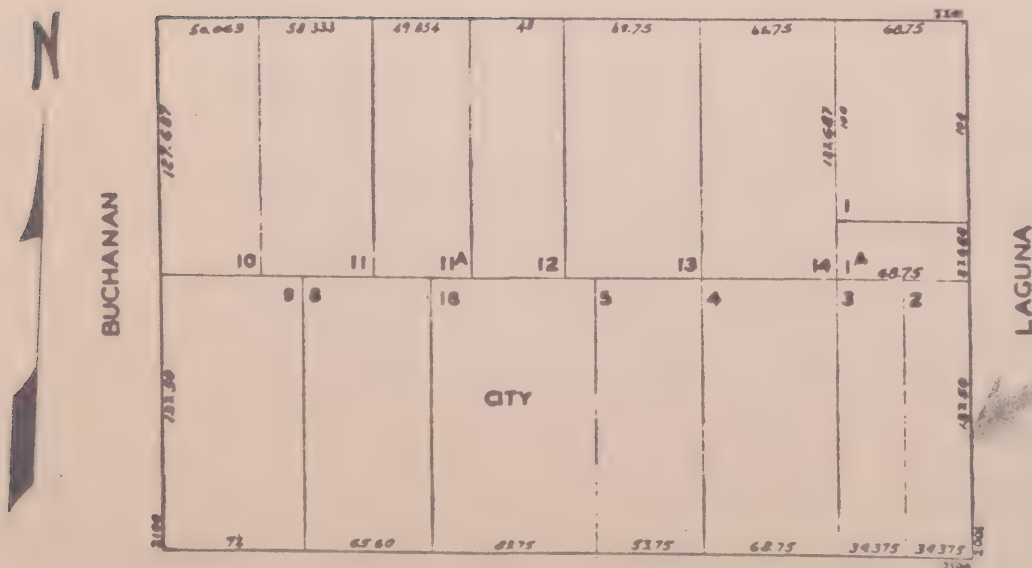
LAND AREA: 1555 sq. ft.

UNIT PRICE: \$12,500.00 per apt. unit (\$13.69 per sq.ft. bldg. inc. land)

CONFIRMED: Mr. Masser (realtor involved) 12/12/69

COMMENT: The realtor stated that they handle the rentals for the grantee and the rents are:
 11 - 1 bedroom unfurnished for \$155. per mo.
 1 - 2 bedroom unfurnished for \$225. per mo.
 Owner furnishes the following utilities: water, garbage, and heat

SACRAMENTO



CALIFORNIA

Block 638 Lot 2



Address: 2015 Laguna St.

Type of Improvement: three story - 37 rooms - 12 apartments

Improvement Built: 1923 Rental Rate: _____

Building Area: 10,951 sq. ft. Rents: _____

First Floor 3,651 sq. ft. 11 - 1 bedroom @ \$155.00

Second Floor 3,651 sq. ft. 1 - 2 bedroom @ \$225.00

Third Floor 3,651 sq. ft. Total \$1,330.00 per month

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame, rustic and stucco exterior. Concrete foundation. Finished basement with parking space for 5 cars. Flat tar and gravel roof. Tile trim and plastic walls with pine trim make up the interior. Also, 24 paneled walls. 35 rooms with hardwood floors, 12 pine floors, and 12 tile floors. 12 bathrooms, 12 built-in tubs (tile walls), 48 fixtures. Gas steam furnace heat, 2 fire escapes, 12 refrigerators, 12 wallbeds, 12 closets. There is also a 10' x 17' under building garage.

Assessed Valuation: * Land \$ 35,000.00 Improvements \$ 94,100.00

1969-70 Taxes \$ 1,296.08

* Assessed value is 2% of above figures.

Block 640 Lot 7

18 apts

22 30 7

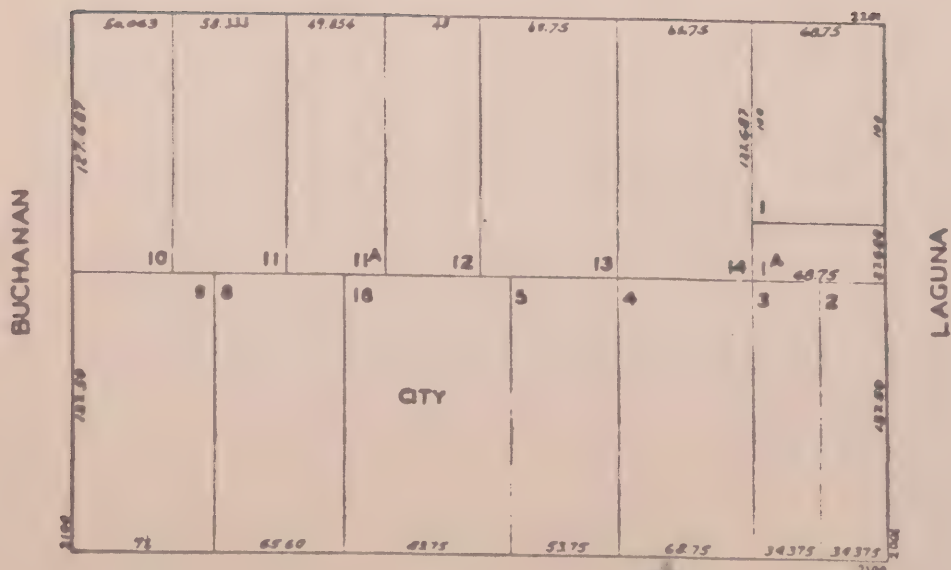
SALES DATA

DATE OF DEED: April 2, 1966 DATE OF RECORDING: 4/28/66
F.R.S. 1114.00
SALE PRICE \$243,000.00
LAND AREA 2473 sq. ft.
UNIT VALUE \$10,000.00 per unit (\$10.74 per sq. ft. building including land)
CONFIRMED: Mr. Jew - Building

Resold in 1968 to Dr. Jack Jew. Building has 18 units all one bedrooms (4 rooms each). Rents are all \$170.00 per month each unfurnished. Six units are furnished and rents are increased \$20.00 per month. Heat, water and garbage are furnished by owner.

Mr. Jew paid \$270,000.00 - Re: Broker - Manager.

SACRAMENTO



CALIFORNIA

Block 638 Lot 4



Address: 2126 California Street

Type of Improvement: 3 story, 54 rooms, 18 units apartments

Improvement Built: 1924 Rental Rate: _____

Building Area: 20,624 sq. ft. Rents: _____

First Floor 6,674 sq. ft. _____

Second Floor 6,674 sq. ft. _____

Third Floor 6,674 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame studs on concrete and brick foundation, partially unfinished basement with flat tar and gravel roof. The interior is plaster and pine trim, rooms consisting of 36 nearly od floors, 16 pine and 18 cement (bath) floors with 18 baths containing 72 fixtures and 18 tubs. There is, also, an oil steam furnace, 2 fire escapes, 18 refrigerators and 18 wall units, also, 54 closets.

Assessed Valuation: * Land \$ 19,400.00 Improvements \$ 10,500.00

1969-70 Taxes \$ 918.66

*Assessed Value is 7% of above figures.

Block 638 Lot 4

GRANTOR: Crocker-Citizens National Bank, as Executor of the Will of Carter Harrison Downing, aka, Carter H. Downing and [redacted] Downing, deceased

GRANTEE: Brook In Apartment Company, a corporation

FILE NO: [redacted] 8-1

DATE OF DEED: [redacted] 10/19/67

DATE OF DEED: January 9, 1968 DATE OF RECORDING: 2/9/68

SALE PRICE: \$247.15

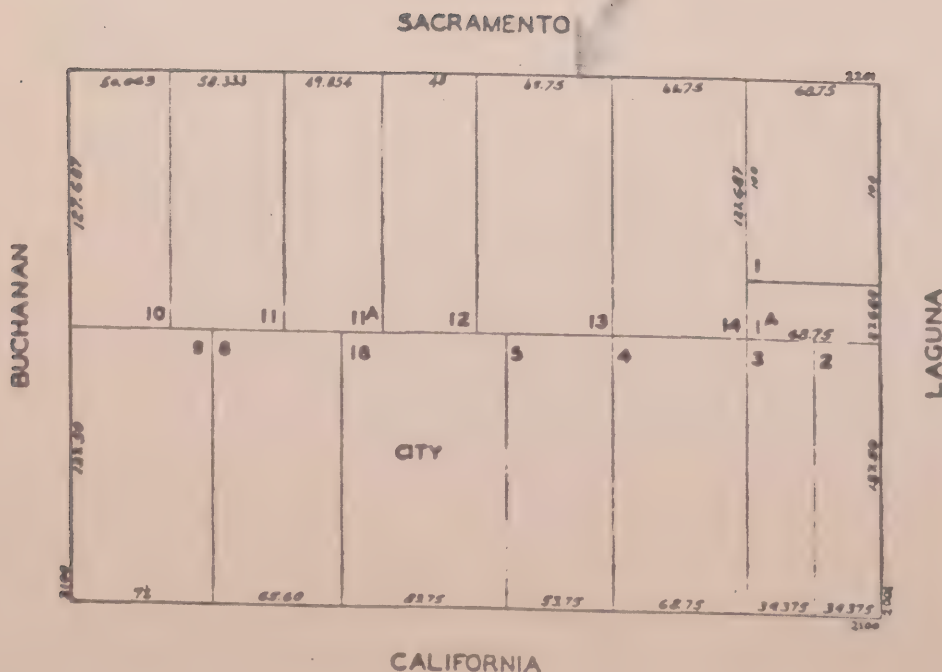
SALE PRICE: \$226,100.00 D.T. \$200,000.00 to The Mechanics Bank of Richmond

LAND AREA: 6,168 sq.ft.

UNIT VALUE: \$32,300.00 per apt. unit (\$14.75 per sq.ft. bldg. inc. land.)

CONFIRMED: Superior Court, San Francisco 12/26/67

COMMENTS: Seven unit apartment building.



Address: 1341 Sacramento St.

Type of Improvement: duplex bldg. - 40 rooms - 7 apartments

Improvement Built: 1922 Rental Rate: _____

Building Area: 15,330 sq. ft. Rents: _____

First Floor 4,710 sq. ft. _____

Second Floor 4,710 sq. ft. _____

Third Floor 4,710 sq. ft. _____

4 basement apts. 300 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame and stucco exterior. Concrete foundation. Finished basement with parking space for 3 cars. Flat tar and gravel roof. 30 rooms with hardwood floors, 7 pine, and 12 tile. 13 bathrooms, 13 built-in tubs, 52 fixtures. Gas furnace, 6 fireplaces, 2 fire escapes, 26 closets. 1 electric passenger elevator. Maple stairs and floor.

Assessed Valuation: Land \$ _____ Improvements \$ _____

1969-70 Taxes \$ _____



SALES DATA

GRANTOR: Nathaniel L. Schmelzer, a single man

GRANTEE: Eugene E. Shapiro and Mary Shapiro, his wife

ZONING: San Francisco R-5

RECORDING: Book B253, Page 333, File No. 071606

DATE OF SALE: June 26, 1968 DATE OF RECORDING: 6/27/68

SALE PRICE: \$110.00 D.T. \$301,500.00

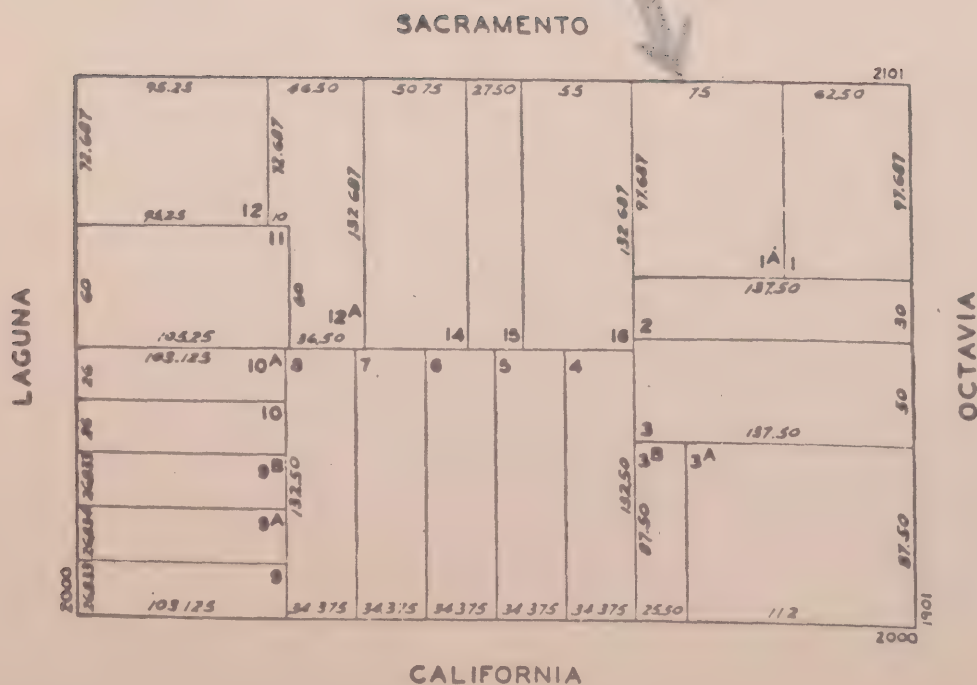
LAND AREA: \$ 445,000.00

PRICE PER UNIT: 7,327 sq.ft.

PRICE PER SQ. FT.: \$18,542.00 per apt. (\$13.92 per sq. ft. bldg. inc. land)

CONFIRMED: Dr. Shapiro 12/17/69

COMMENTS: 24 unit apt. consisting of 12 - 2 bedroom, 2 bath;
6 - 4 bedroom, 1 bath. They are all unfurnished and
rent from \$150.00 to \$275.00 per month. Owner pays for
water, garbage and electric. The grantee traded a 12
unit apartment for this dwelling. This parcel was listed
at \$460,000.00 prior to this sale.





Address: 2121 Sacramento St.

Type of Improvement: 24 unit apartment building - 6 stories

Improvement Built: 1928 Rental Rate: _____

Building Area: 31,068 sq. ft. Rents: _____

First Floor 5,328 sq. ft. _____

Second Floor 5,328 sq. ft. _____

Third Floor 5,328 sq. ft. _____
thru 6th Fl. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation. 9 car parking in unfinished basement. 36 bathrooms, 132 fixtures. Oil furnace, 4 steel fire escapes, automatic passenger electric elevator. This building has a brick exterior and flat roof.

Assessed Valuation: * Land \$ 86,900.00 Improvements \$ 315,300.00

1969-70 Taxes \$ 12,402.32

* Assessed value is 25% of above figures.

Block 188 Lot 1A

6 29 31 4

SALES DATA

GRANTOR: Charles P. Lamberton, a single man

GRANTEE: Thomas Mallory and Beatrice Mallory, his wife

ZONING: San Francisco R-5

RECORDING: Book B367, Page 490, File No. S13838

DATE OF DEED: September 15, 1969 DATE OF RECORDING: 9/17/69

SALE PRICE: \$225.50 D.T. \$140,000.00 to Bayview Federal Savings & Loan.

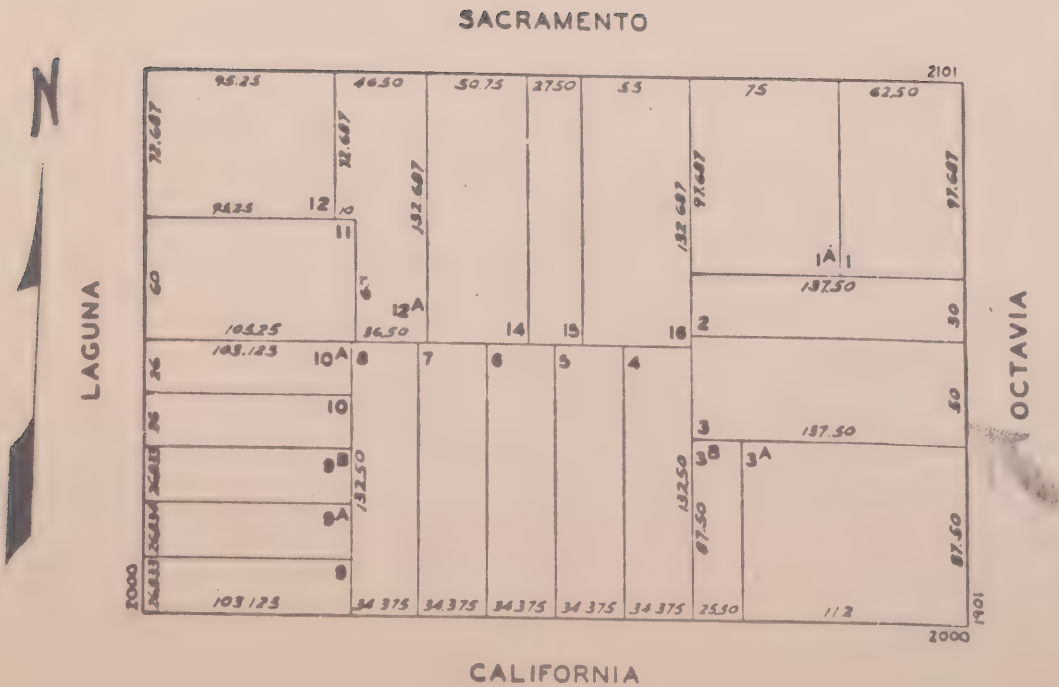
2nd D.T. to Seller - \$34,250.00.

LAND AREA: 6,875 sq.ft.

UNIT VALUE: \$34,167.00 per apt. (\$18.71 per sq.ft. bldg.)

CONFIRMED: Mrs. Harper(realtor involved) 12/10/69

COMMENTS: Three story apartment building with modern kitchens, built-ins, new plumbing, and new wiring. All units have 3 bedrooms and 2 baths. The rents are: 1 apt. - \$350.00, 1 apt. - \$325.00, 1 apt. - \$360.00, 1 apt. - \$250.00, 1 apt. - \$385.00, 1 apt. - \$300.00. Total of \$1,970.00 per month.



Block 639 Lot 3

Address: 1919 Octavia St.

Type of Improvement: three story dwelling with 6 apartment units.

Improvement Built: 1921 Rental Rate: _____

Building Area: 10,956 sq. ft. Rents: _____

First Floor 3,652 sq. ft. \$1,970 per month.

Second Floor 3,652 sq. ft. _____

Third Floor 3,652 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame building in good condition with a concrete foundation. 12 bathrooms, 42 fixtures. Oil furnace. Some rooms have hardwood floors and some tile floors. There is a central plant for heat and hot water.

Assessed Valuation: * Land \$ 40,500.00 Improvements \$ 100,500.00

1969-70 Taxes \$ 4,434.34

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* Assessed value is 25% of above figures.

Block 628 Lot 8

4 F

\$ 29,94

SALES DATA

GRANTOR: Gabriel S. Camincian and Martha Camincian, his wife

GRANTEE: Satoru Yamamoto and Tatsuye Yamamoto, his wife

ZONING: San Francisco R-5

RECORDING: Book B254, Page 416, File No. R00429

DATE OF DEED: June 28, 1968 DATE OF RECORDING: 7/2/68

SALE PRICE: \$83,000.00 D.T. \$20,000.00 to The
Sumitomo Bank of California

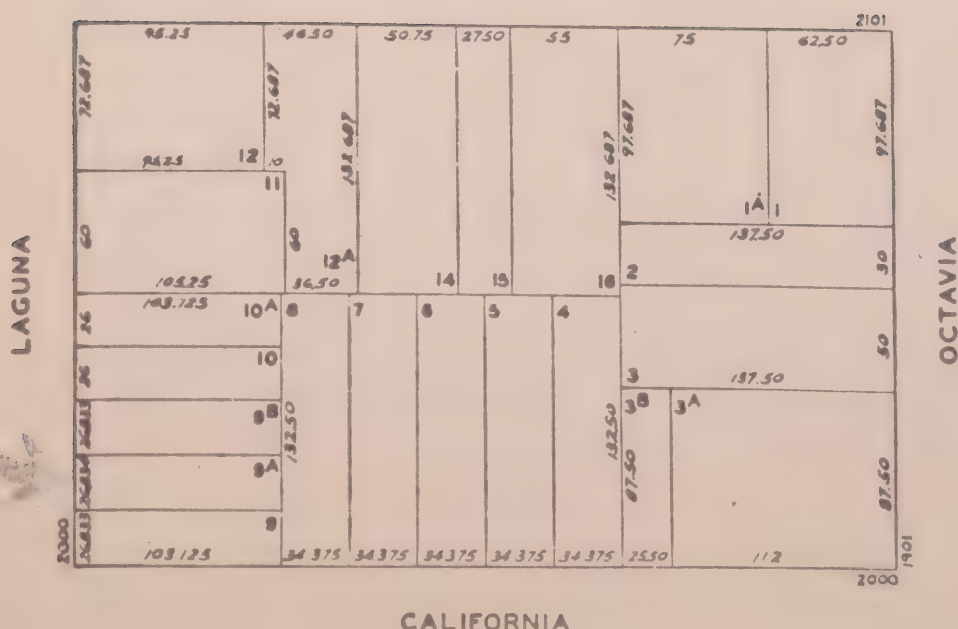
LAND AREA: 2,767 sq.ft. (26.833' x 103.125')

UNIT VALUE: \$20,750.00 per unit (\$19.60 per sq.ft. of building including land)

CONFIRMED: Mr. Yamamoto

COMMENTS: This dwelling contains 4-four rooms flats with 3 of them rented at \$200.00 per month unfurnished and the other unit is owner occupied. Owner pays water and garbage.

SACRAMENTO



Block 639 Lot 9A

Address: 1008 - 122 Laguna Street

Type of Improvement: Dwelling used as four flats

Improvement Built: 1947 Rental Rate: _____

Building Area: 17 rooms - 4,215 sq. ft. Rents: _____

First Floor: 1,916 sq. ft. \$200.00 - each each

Second Floor: 1,084 sq. ft. _____

Third Floor: _____ sq. ft. _____

Basement: 215 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Three story wood frame dwelling in good condition. Each unit has its own furnace. Four baths are in the dwelling also having 24 fixtures.

Assessed Valuation: * Land \$ 18,500.00 Improvements \$ 34,900.00

1969-70 Taxes \$ 2,255.20



*Assessed value is 10% of above figures.

Block 639 Lot 9

SALES DATA

4 F
30 53

James L. Keel and Lee W. Keel, Jr.

X Theophilus Keel, Jr. and Lee W. Keel, Jr.

ZONING: San Francisco R-5

RECORDING: Book A 969, Page 875, File No. 025477

DATE OF DEED: 10/1/55

I.R.S. 10/1/55

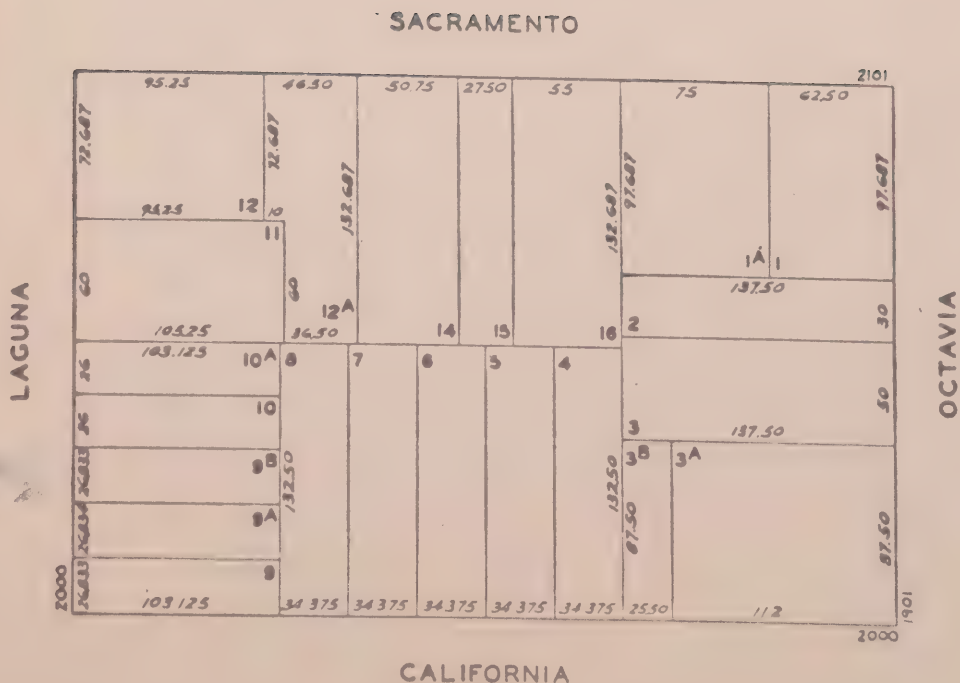
SALE PRICE: \$84,500.00 to grantors

APPROX: 2,767 sq. ft.

UNIT PRICE: \$21,125.00 per living unit (\$21.17 per sq. ft. bldg. inc. land)

CONFIRMED: Mrs. Keel

Four flats rented for \$225.00 to \$250.00 per month. Owner pays utilities except water. Units are unfurnished and furnished. They get the same either way.





Address: 2014-18A Laguna St.

Type of Improvement: dwelling used as 4 flat.

Improvement Built: 1947 Rental Rate: _____

Building Area: 3,992 sq. ft. Rents: _____

First Floor 1,996 sq. ft. _____

Second Floor 1,996 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

three story wood frame building with room for parking 4 cars under building.
Four bathrooms with 24 fixtures.

Assessed Valuation: * Land \$ 18,550.00 Improvements \$ 53,300.00

1969-70 Taxes \$ 2,247.10

* Assessed value is 25% of above figures.

Block 639 Lot 98

SALES DATA

8 apts
34-5

GRANTOR: Anita Klass

GRANTEE: Jean Yorn, a widow

ATTENTION: (Address) E-2

RECORDING: Book B 14, Page 543, File N , 5786

DATE OF DEED: January 25, 1966 DATE OF RECEIPT: 1/25/66

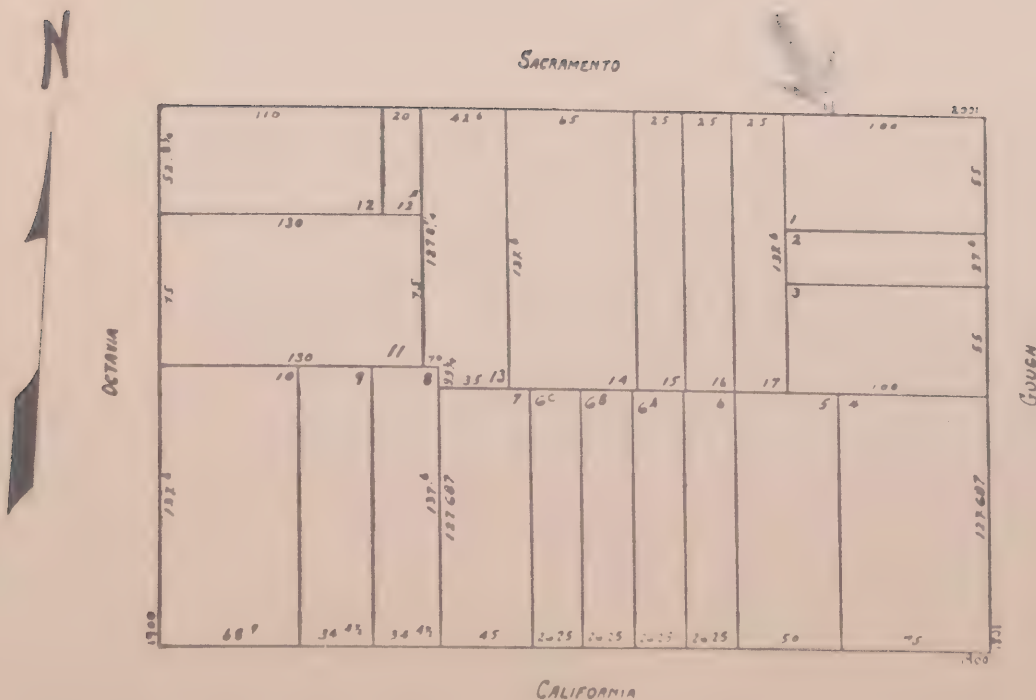
SALE PRICE: \$217,000.00 D.T. \$162,000.00 to grantor

LAND AREA: 5,500 sq.ft. \$50,000.00 to Transamerica Title Insurance Co.

UNIT VALUE: \$27,125.00 per apt. (\$11.43 per sq.ft. of bldg. inc. land)

CONFIRMED: Mr. Gains (realtor involved) 11/11/66

COMMENTS: Four story apartment building with basement.
Contains 8 living units.





Address: 2001 Sacramento St.

Type of Improvement: Four story building, 40 rooms, apartment units.

Improvement Built: 1920 Rental Rate: _____

Building Area: 18,990 sq. ft. Rents: _____

First Floor 4,622 sq. ft. _____

Second Floor 4,622 sq. ft. _____

Third Floor 4,622 sq. ft. _____

Fourth Floor 4,622 sq. ft. _____

Janitor's Apt. 500 sq. ft. _____

Improvement Description:

Brick building on concrete foundation. Partial unfinished basement with cement floor with parking space for 3 cars. Flat tar and gravel roof. Pine over plaster makes up interior trim. 1 hardwood paneled wall. 40 rooms have hardwood floors, 8 pine, and 16 tile floors. 17 bathrooms with 17 built-in tubs, 8 tile showers, 16 tile walls, and 68 fixtures. Oil steam furnace, 8 fireplaces, 1 electric automatic passenger elevator, 2 fire escapes, 9 refrigerators, 40 closets. Car building. Marble entry. There is a central plant for heat and hot water.

Assessed Valuation: * Land \$ 56,900.00 Improvements \$ 183,200.00

1969-70 Taxes \$ 7,387.02

* Assessed value is 25% of above figures.

Block 640 Lot 1

SALES DATA

GRANTOR: Dorothea C. Guttman, a widow

GRANTEE: John D. Regan and Lynda L. Regan, his wife

CITY: San Francisco R-5

RECORDING: Book 8117, Page 131, File No. R44257

CLOSING DATE: February 17, 1969 DATE OF RECORDING: 2/19/69

CONSIDERATION: \$99.00

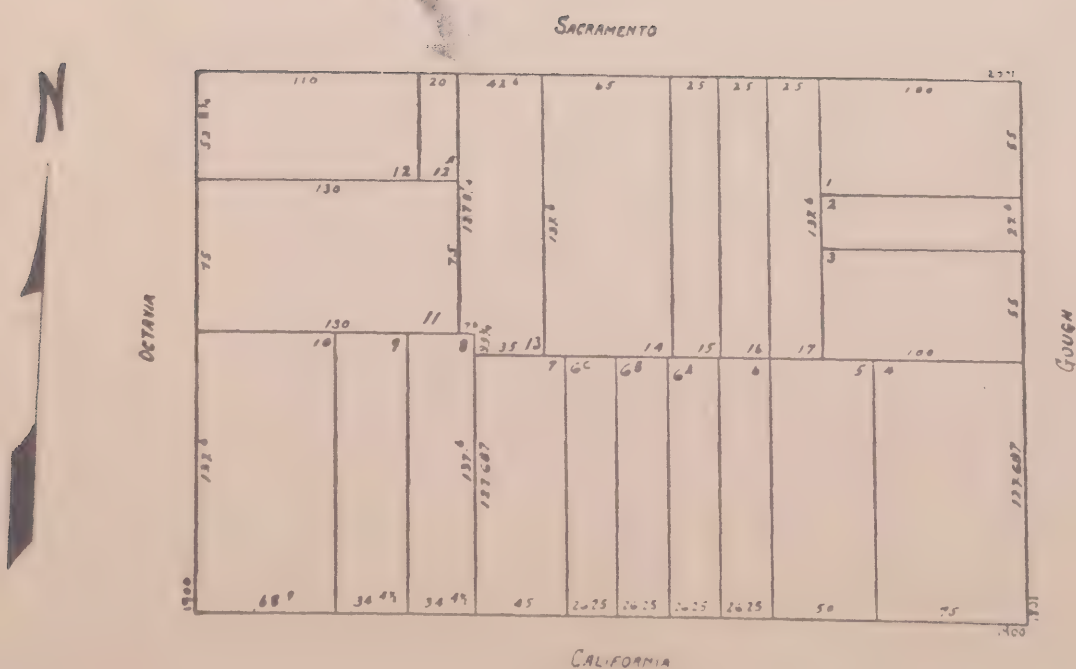
NET PRICE: \$90,000.00 D.T. \$80,000.00 to grantors

LAND AREA: 0.770 sq. ft. (approx.)

UNIT VALUE: \$115.71 per sq.ft. building

CONFIRMED: County Records

COMMENTS: The above grantor and grantee couldnot be located on this parcel. The parcel has since resold to the International Unification Church in June of 1969 for \$98,500.00.





Address: 2065 Sacramento Street

Type of Improvement: 3 story wood frame 13 room dwelling

Improvement Built: very old but has been Rental Rate: _____

Building Area: 6,628 sq. ft. Rents: _____

First Floor 3,330 sq. ft. _____

Second Floor 1,980 sq. ft. _____

Third Floor 1,318 sq. ft. _____

Garage 4 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Shingle exterior over concrete foundation with a full basement make up the building along with a gable and dormer shingle roof and plaster and pine trim interior. Rooms consist of 7 hardwood floors, 3 baths, 3 built-in tubs, 2 tile showers and 12 fixtures. There is a gas furnace, 5 fireplaces, also, outside building with 1 car garage.

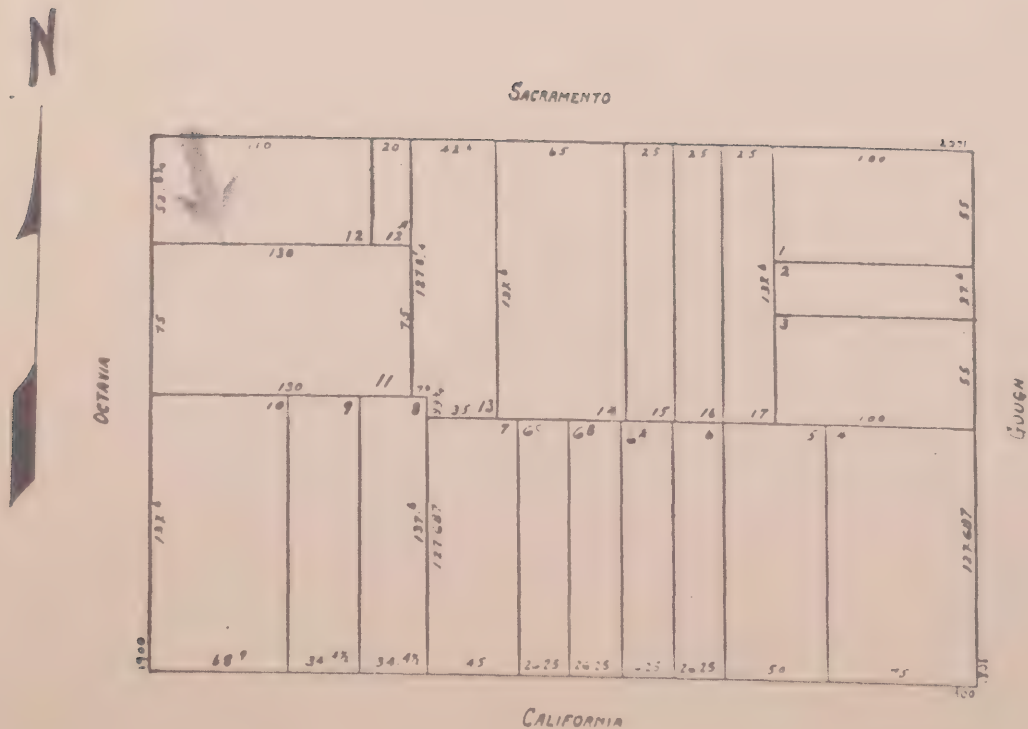
Assessed Valuation: * Land \$ 38,100.00 Improvements \$ 27,900.00

1969-70 Taxes \$ 1,935.66

*Assessed value is 25% of above figures.

Block 640 Lot 13

5. 2. 03 100 30, 11, 140p, var., leaf.



Block 640 Lot 11

Address: 1116 Victoria St.

Type of Improvement: Four story wood frame building - 25 rooms - multiple

Improvement Built: 1900 Rental Rate: _____

Building Area: 11,054 sq. ft. Rents: _____

First Floor 2,506 sq. ft. _____

Second Floor 2,784 sq. ft. _____

Third Floor 2,500 sq. ft. _____

Fourth Floor 2,564 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Structure and brick trim over concrete foundation. Flat tar and gravel roof. D&P plaster. 14K and nine interior walls. Beamed ceiling. 25 rooms, three hardwood floors, 4 pine floors, and 4 tile bath floors. 11 bathrooms, 2 tubs, 25 showers, 4 tile walls, 40 fixtures. Gas stove heat, 2 fireplaces. There is one automatic electric elevator, a fire escape and 22 closets.

Assessed Valuation: Land \$6,500.00 Improvements \$55,000.00

1969-70 Taxes \$1,401.04



* Assessed value is 25% of above figure.

Block 440 Lot 11



Address: 1475 Sacramento St.

Type of Improvement: Three story wood frame building - 22 rooms - 13 apartments.

Improvement Built: 1915 Rental Rate: _____

Building Area: 9,728 sq. ft. Rents: _____

First Floor 2,720 sq. ft. _____

Second Floor 2,720 sq. ft. _____

Third Floor 2,720 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Stucco with brick and rustic trim over concrete foundation. Partial unfinished basement, concrete floor, with parking for 2 cars. Flat, tar and gravel roof. Plaster interior. 19 rooms have hardwood floors, 13 pine floors, and 12 composition floors. 12 bathrooms, 13 built-in tubs, 1 shower, 65 fixtures. Gas steam circulating heat. 1 electric water heater, 2 fire escapes, 11 refrigerators, 12 wall beds, 25 closets.

Assessed Valuation: * Land \$ 37,600.00 Improvements \$ 88,700.00

1969-70 Taxes \$ 1,341.62

* Assessed value is 25% of above figures.

Block 642 Lot 8A

SALES DATA

Prentiss French and Helen Douglass French, his wife

San Francisco, R-5

Book B170, Page 11, 1940, 1941

\$175,000.00

D.T. \$31,000.00 to grantors

3,512 sq. ft.

\$13,462.00 per apt unit (\$17.99 per sq. ft. bldg. inc. land)

Mr. Price 12/18/69

This dwelling contains 6 - 1 bedroom apts. and 7 studio apts. that rent from \$140.00 to \$180.00 per month. Some are furnished and these rent for \$20.00 per month more than the unfurnished apartments. At the time of sale the units were all furnished and renting from \$125.00 per month to \$140.00 per month.



Block 642 Lot 8A

Maude Flood Crenshaw, a single wo

GRANTEE: Kai L. Chun and Shiu K. Chun, his wife

ZONING: San Francisco R-5

RECORDING: Book B148, Page 641, File No. P64476

DATE: June 1, 1967

DATE OF RECORDING: 6/2/67

\$47.30

SALE PRICE: \$106,680.00

LAND AREA: 2,889 sq.ft.

UNIT VALUE: \$17,780.00 per apt. unit (\$16.08 per sq.ft. of bldg.)

CONFIRMED: Co Rec.

COMMENTS: Six unit apartment building. 3 story brick veneer building.



GRANTOR:

GRANTEE:

Calvin L. Smith, a married man,

ZONING:

San Francisco R-5

RECORDING:

Book B 28, Page 74, File No. 068463

DATE OF DEED:

March 12, 1966

DATE OF RECORDING: 3/15/66

I.R.S.

Non-affixed

SALE PRICE:

\$125,000.00

LAND AREA:

2,889 sq. ft.

D.T. \$61,680.00 (assumed)

to Bayview Federal Savings

NET VALUE:

\$20,833.00 per apt. unit

and Loan

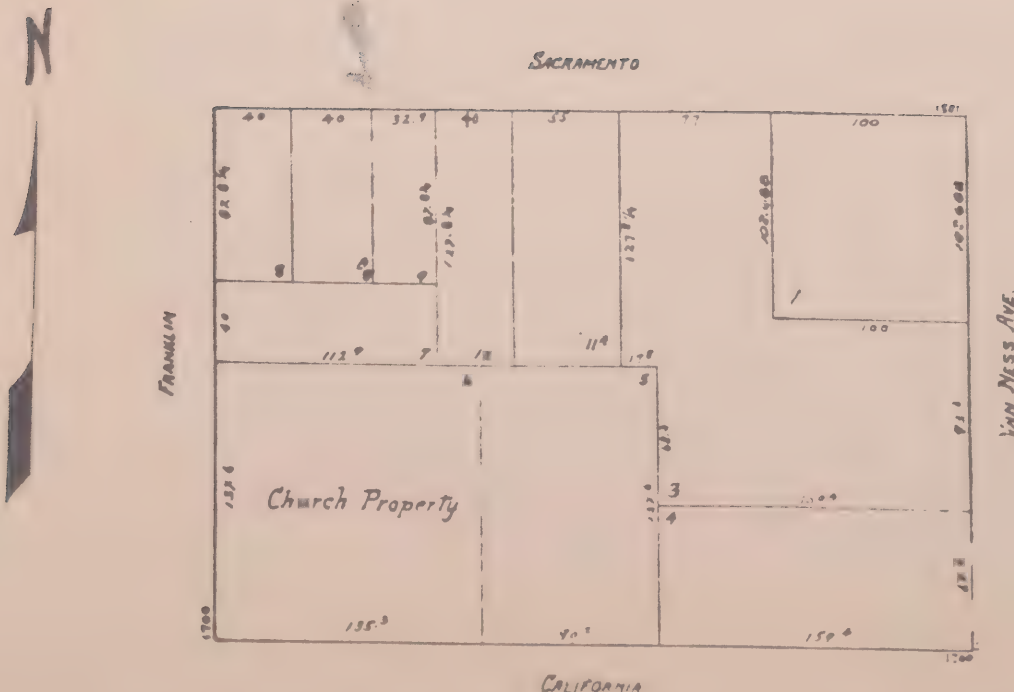
(\$18.85 per sq. ft. of bldg. inc. land)

CONFIRMED:

Mr. Cassidy (brother involved) 12/29/69

COMMENTS:

This is a six unit apartment building which has 6 - 2 bedroom apartments at the time of sale. The owner lives in one unit and a daughter and son-in-law live in another. The other four will rent for \$110.00 per month. This sale was later foreclosed on.



Address: 1871 Sacramento St.

Type of Improvement: Three story wood frame building - 25 rooms - 2 apartments.

Improvement Built: 1911 Rental Rate: _____

Building Area: 6,013 sq. ft. Rents: _____

First Floor 2,211 sq. ft. _____

Second Floor 2,211 sq. ft. _____

Third Floor 2,211 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick veneer & rustic exterior over concrete foundation. Partial unfinished basement with cement floor. Flat tar and gravel roof. Plaster walls make up the interior. 22 rooms have hardwood floors, 8 pine and 5 tile floors. 6 bathrooms, 6 tubs, 10 fixtures. 1 oil furnace, 1 refrigerator, 17 closets.

Assessed Valuation: * Land \$ 10,000.00 Improvements \$ 18,900.00

1969-70 Taxes \$ 2,522.70



* Assessed value is 25% of above figures.

Block 42 Lot 3

20 ~~apts~~
\$ 60,007 \$

GRANTOR: Real Estate Unlimited Inc., a California Corporation

GRANTEE: Waller Street Associates, a partnership

ZONING: San Francisco R-1

RECORDING: Book A887, Page 26, File No. N72

DATE OF DEED: February 16, 1965 DATE OF RECORDING: 2/26/65

I.R.S. \$265.65

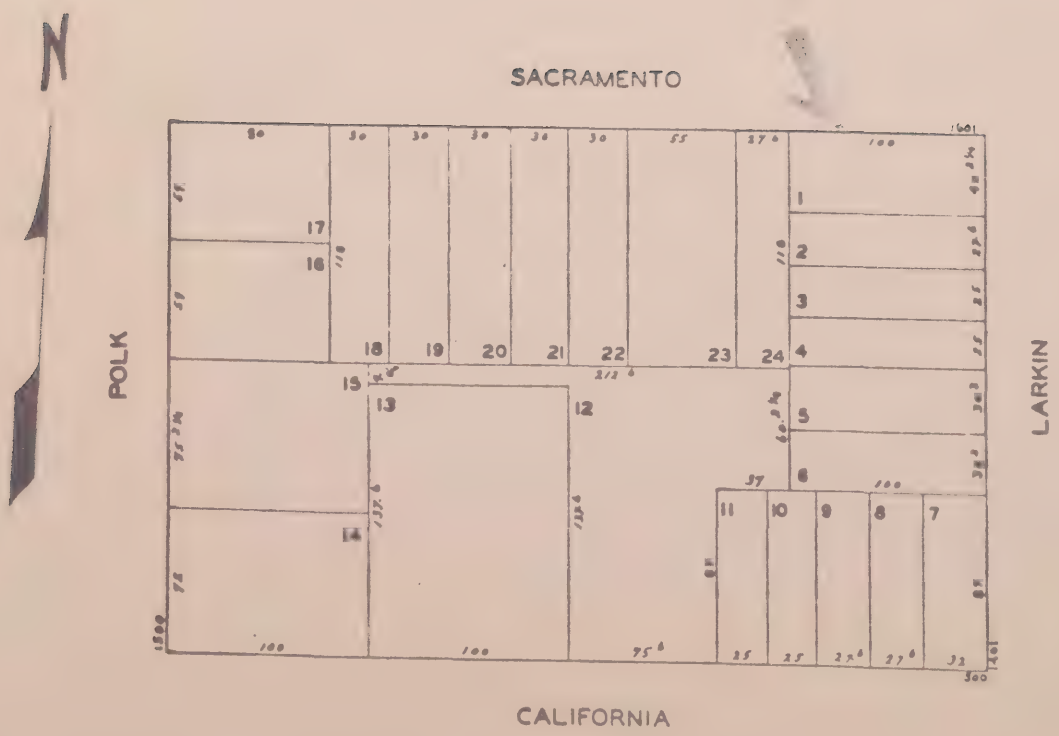
SALE PRICE: \$241,500.00 D.T. \$165,000.00 to Citizens
Federal Savings and Loan
Association

LAND AREA: 4,020 sq.ft.

UNIT VALUE: \$12,075.00 per apt
(\$17.97 sq. ft. bldg.)

CONFIRMED: Mr. Misraca, grantor 12/11/6

COMMENTS: Grantee would not confirm. This is a 20 unit apartment
building.





Address: 1601 Sacramento at Larkin

Type of Improvement: Four story and basement - 78 rooms - 10 apartments

Improvement Built: 1906 Rental Rate: _____

Building Area: 13,440 sq. ft. Rents: _____

First Floor 3,360 sq. ft. _____

Second Floor 3,360 sq. ft. _____

Third Floor 3,360 sq. ft. _____

Fourth Floor 3,360 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood sided building over concrete foundation. Unfinished, partial basement over basement floor. Flat, tar and gravel roof, interior has plaster walls. 51 rooms have hardwood floors, 28 are pine, and there are 20 bathrooms, 80 fixtures, and 20 tubs. Gas steam heating, one automatic passenger elevator, and two fire escapes are in this building.

Assessed Valuation: * Land \$ 46,600.00 Improvements \$ 133,700.00

1969-70 Taxes \$ 5,539.70

* Assessed value is 25% of above figures.

Block 544 Lot 1

46 40

SALE PRICE.

UNIT VALUE:

CONFIDENTIAL



Block 644 Lot 4



Address: 1141 Parkin St.

Type of Improvement: three and 1/2 story, 28 rooms, wood frame 7 apt. building

Improvement Built: 1912 Rental Rate: _____

Building Area: 5,862 sq. ft. Rents: _____

First Floor 837 sq. ft. \$185.00 to \$210.00 per mo.

Second Floor 1,675 sq. ft. _____

Third Floor 1,675 sq. ft. _____

1,675 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood siding with stone trim on first floor over concrete foundation. Unfinished partial basement with cement floor. Flat, tar and gravel roof. Interior plaster walls, 7 are paneled. 21 rooms have hardwood floor, 7 pine and 6 tile floors, seven bathrooms, 28 fixtures, 7 tubs. Gas furnace, 7 refrigerators, 13 wall beds, 7 closets, marble entry. One central plant for heating and hot water and refrigeration.

Assessed Valuation: * Land \$ 22,500.00 Improvements \$ 62,100.00

1969-70 Taxes \$ 2,842.90

* Assessed value is 25% of above figures.

Block 644 Lot 4

SALES DATA

6 apt's
40 51

GRANTOR: William H. Seck and Louise G. Seck, his wife

GRANTEE: Thyn Wah Wong and Woon Yung Chan Wong, his wife

ZONING: San Francisco C-2

RECORDING: Book A 926, Page 737, File No. N103982

DATE OF DEED: May 24, 1965 DATE OF RECORDING: 6/4/65

T.R.S. \$107,000

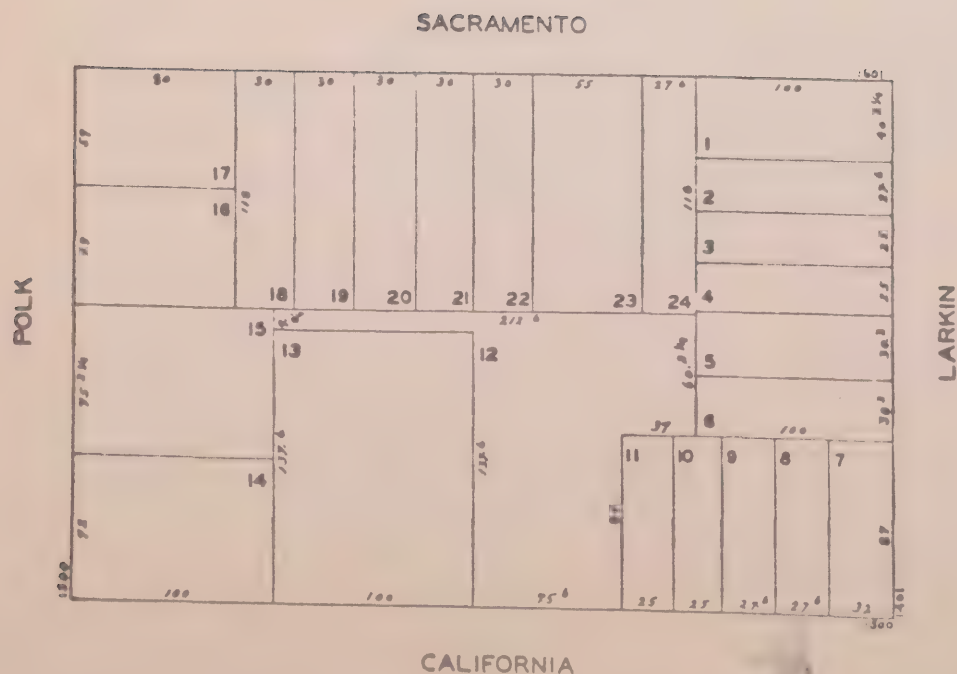
SALE PRICE: \$98,000.00 D.T. \$75,000.00 to grantors

LAND AREA: 2,401 sq.ft.

UNIT VALUE: \$16,333.33 per apt. unit (\$18.92 per sq.ft. bldg. inc. land)

CONFIRMED: Mr. Seck 12/10/69

COMMENTS: 6 1-bedroom apartments that were renting for \$90.00 to \$100.00 per month, unfurnished.



Address: 1612 Hill Street

Type of Improvement: three story - 24 room wood frame - 2 apartment building

Improvement built: 1914 Rental Rate: _____

Building Area: 5,208 sq. ft. Zoning: _____

First Floor 1,746 sq. ft. \$80 to \$100 per sq. ft.

Second Floor 1,746 sq. ft. _____

Third Floor 1,746 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

First floor is wood siding with brick trim post-tensioned foundation. Unfinished partial basement, cement floors, parking space for 2 cars. Flat tar and gravel roof, interior has plaster walls, tile tile floors. It contains two hardwood floors, a pipe and 6 tile floors, 6 restrooms, 12 closets. Gas furnace heating, 2 hot water heaters, 2 refrigerators, 2 wallbents and 2 plants make up the building.

Assessed Valuation: * Land \$ 4,400.00 Improvements \$ 24,000.00

1969-70 Taxes \$ 2,100.00



Hotel 42 Rooms
42-50

SALES DATA

GRANTOR: Sandy Estate Company, a Nevada Corporation

GRANTEE: Steven J. Doi and Charlotte Doi, his wife

ZONING: San Francisco C-2

RECORDING: Book B102, Page 573, File No. P29629

DATE OF DEED: December 1, 1966 DATE OF RECORDING: 12/9/66

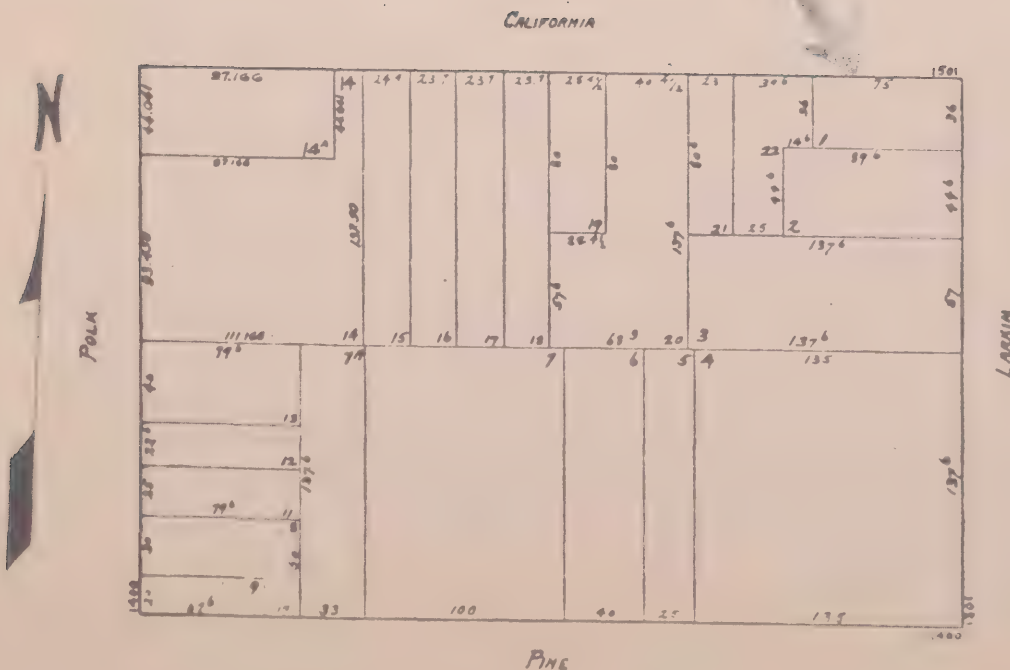
I.R.S. \$74.25 D.T. \$40,00 (assumed) to Eureka

SALE PRICE: \$115,000.00 D.T.

LAND AREA: 2,700 sq. ft.

CONFIRMED: Mr. Doi 12/11/69

COMMENTS: The grantee runs the cleaners and rents out the hotel to Bob Warda, of Warda Realty, for \$500.00 per month.



Address: 1501 California St.

Type of Improvement: 4 story, 42 room building.

Improvement Built: 1905 (approx.) Rental Date: _____

Building Area: _____ sq. ft. Rent/s: _____

First Floor 2,450 sq. ft. _____

Second Floor 2,450 sq. ft. _____

Third Floor 2,450 sq. ft. _____

All Floor 2,450 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

(Hotel Doral - Marvin) Chambers

This building was originally used as a hotel. It has a wood frame, concrete foundation and no basement. Exterior walls are stained with clear stain. Flat, tile roof covered roof. The interior is all pine wood-plaster walls. All pine floors except for the second floor which is carpet. There are 11 bedrooms, 12 bathrooms, 5 circulation areas (bathrooms, 8 fire escapes and 32 closets in this building).

Assessed Valuation: Land \$ _____ Improvements \$ _____

1969-70 Taxes: \$ _____



Octavia Land Company, a California

Lau Tsang and Nhac Phac, his wife

ZONING: San Francisco R-5

RECORDING: Book A875, Page 641, File No. N64475

DATE OF DEED: January 28, 1965 DATE OF RECORDING: 2/1/65

I.R.S. \$110.00

SALE PRICE: \$400,000.00

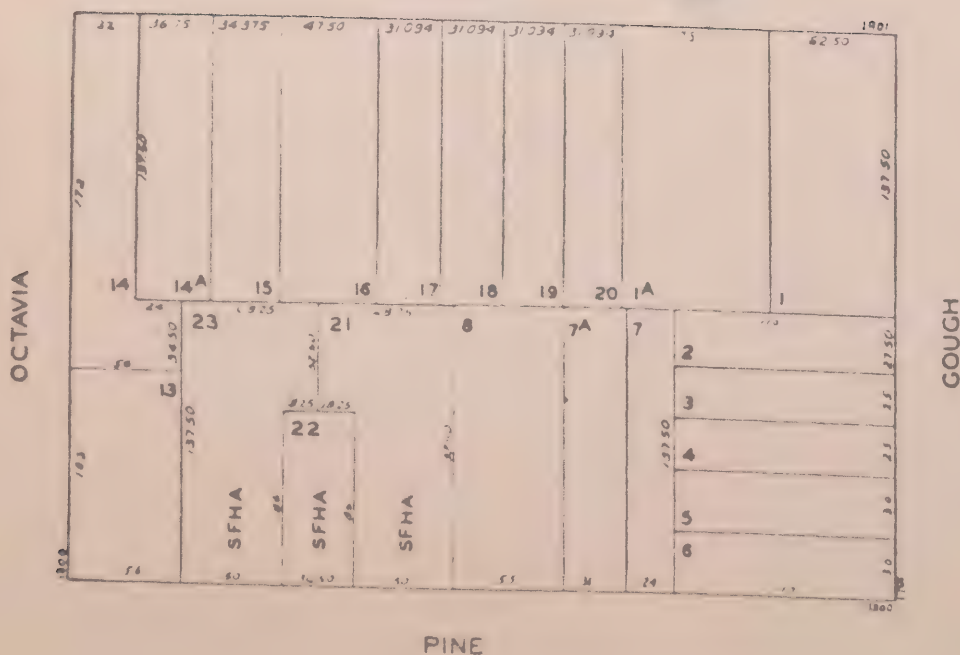
LAND AREA: 10,313 sq.ft.

UNIT VALUE: \$26,667.00 per apt. (\$17.31 per sq.ft. bldg. inc. land)

CONFIRMED: Miss Syne Low, partner 12/12/69

COMMENTS: This is a 15 unit apartment which has 12 - 3 bedroom apt. renting from \$300 to \$350 per month depending on location. There are 3 apartments furnished that rent for \$380 per month. 2 - 2 bedroom units are unfurnished and rent for \$150 per month. 1 - 1 bedroom, with dining room, rents for \$150 per month.

CALIFORNIA





Address: 1915 California St.

Type of Improvement: 15 unit apartment building - 4 story - brick

Improvement Built: 1916 Rental Rate: _____

Building Area: 23,100 sq. ft. Rents: _____

First Floor 3,300 sq. ft. _____

Second Floor 6,600 sq. ft. _____

Third Floor 6,600 sq. ft. _____

Fourth Floor 6,600 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation in good condition. An electric elevator serves this building.
There are 28 bathrooms.

Assessed Valuation: * Land \$ 76,000.00 Improvements \$ 191,700.00

1969-70 Taxes \$ 8,249.66

* Assessed value is 25% of above figures.

Block 649 Lot 1A

SALES DATA

GRANTOR: Robert Alexander Pickering

GRANTEE: Lau Tsang and Nhac Phac, his wife

CITY: San Francisco R-5

RECORDING: Book A870, Page 668, File No. N60768

DATE OF DEED: January 15, 1965 DATE OF RECORDING: 6/19/65

I.R.S.: \$313.50

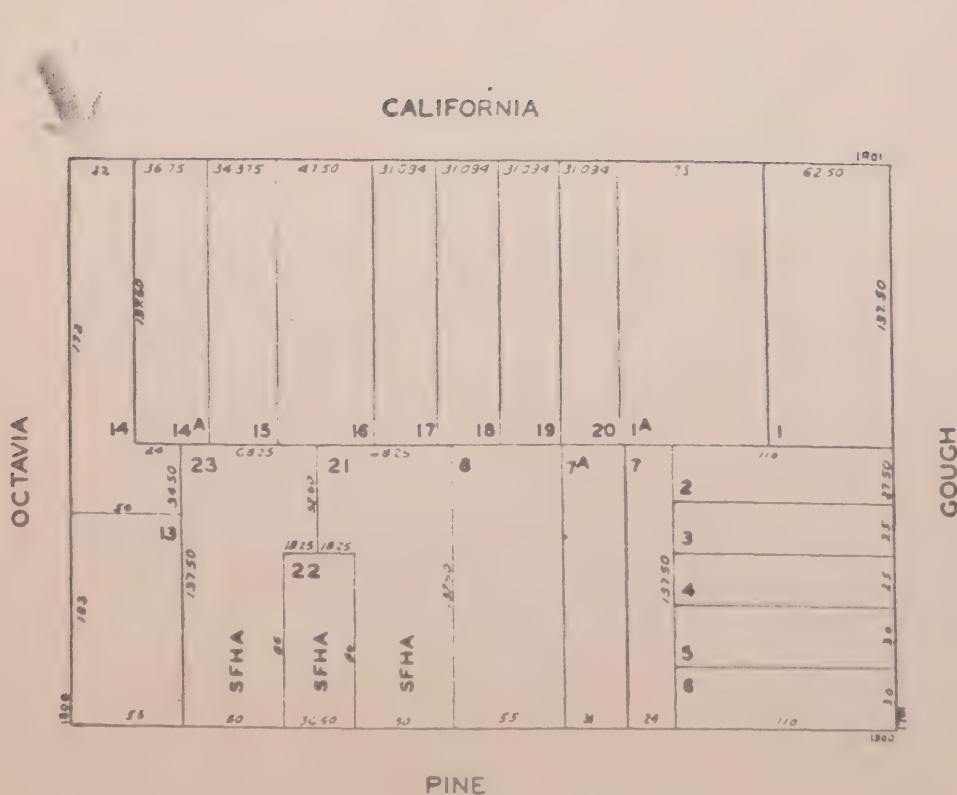
SALE PRICE: \$285,000.00 D.T, \$191,000.00 to Citizens
Federal Savings and Loan
Association

LAND AREA: 6,404 sq.ft.

UNIT VALUE: \$15,833.00 per apt.

CONFIRMED: Miss Lyne Low (partner) 12/12/65

This is an 18 unit dwelling which has 4 2-bedroom
apartments, unfurnished, that rent for \$200.00 per
month. 14 1-bedroom, unfurnished, that rent for
\$150, \$160, and \$170 per month.



Address: 1012 California

Type of Improvement: a story, 11 room building, used as 11 apartments

Improvement Built: 1923 Rental Rates: _____

Building Area: 10,320 sq. ft. Rents: _____

First Floor 4,080 sq. ft. _____

Second Floor 4,080 sq. ft. _____

Third Floor 4,080 sq. ft. _____

Att. Fl. 4,080 sq. ft. _____

Basement apt. 2,080 sq. ft. _____

Improvement Description:

This building is reinforced concrete with a concrete foundation and a partial basement, finished, with cement floor. Exterior walls are stucco over slat frame. Flat, tar and gravel roof. The interior has a good new plaster walls. There are 11 rooms with hardwood floors, 12 new pine wood floors. There are 11 bathrooms, 10 closets, a furnace supplying steam heat, a gas range, and 10 closets are in this building.

Assessed Valuation: * Land \$ 57,000.00 Improvements \$ 11,000.00

1969-70 Taxes: \$ 1,474.41



* Assessed value is 25% or above figures.

SALES DATA

GRANTOR: Alfred H. ... a married man, as his separate property, 1/2 interest and Rosamond Crespo, a married woman, as her separate property, 1/2 interest

GRANTOR: ... and ...

PROPERTY: ... R-5

RECORDING: ... No. 000327

DATE OF DEED: ... DATE OF RECORDING: 7/1/65

I.R.S. ...

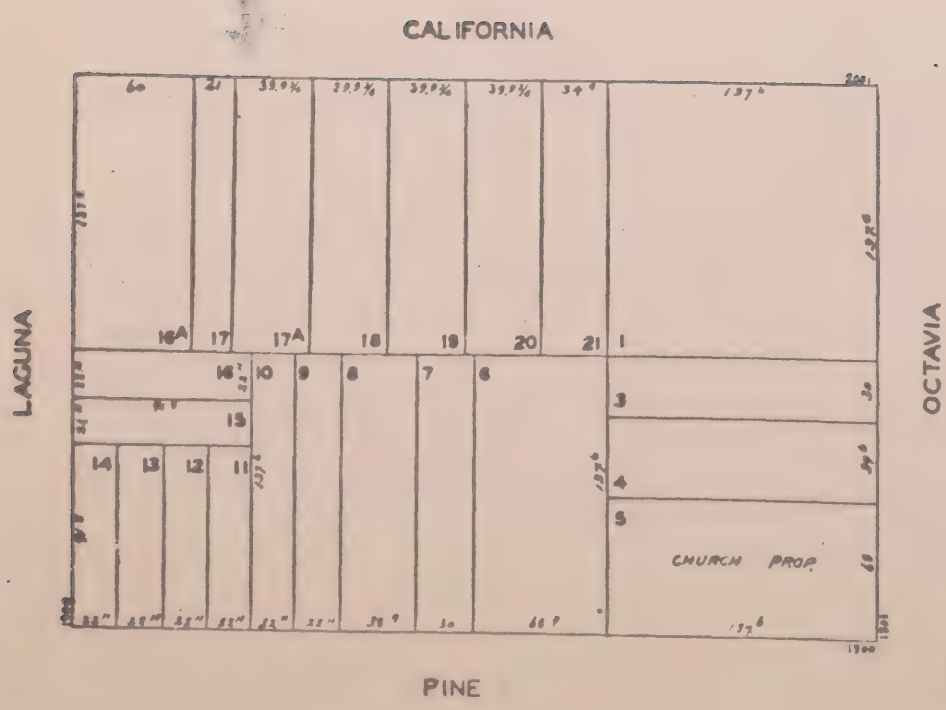
SALE PRICE: \$245,000.00 ... grantors

LAND AREA: 5,466 sq.ft.

UNIT VALUE: \$15,312.50 per apt. unit (\$17.46 per sq.ft. of bldg. inc. land)

CONFIRMED: Mr. Hom 12/19/69

COMMENTS: This is a 16 unit apartment with studio and 1 bedroom.



Block 650 Lot 17A-1



Address: 2075 California St.

Type of Improvement: four-story - 40 room- 16 apt. building

Improvement Built: 1927 Rental Rate: _____

Building Area: 14,034 sq. ft. Rents: _____

First Floor 3,471 sq. ft. _____

Second Floor 3,521 sq. ft. _____

Third Floor 3,521 sq. ft. _____

Fourth Floor 3,521 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick exterior with high ornamented terra cotta glazed exterior. Bay windows and parapet walls over a concrete foundation. Partially finished basement with concrete floors and provision for 7 car parking. Flat, tar and gravel roof. Interior plaster walls. 24 rooms have hardwood floors, 16 pine, and 16 tile floors. 16 bathrooms, 64 fixtures, 16 built-in tubs. Gas fired steam heat furnace, automatic electric passenger elevator, 2 fire escapes, 16 refrigerators, 16 wall beds, and 16 closets. One central plant for heating and hot water and refrigeration. There is a marble entry lobby.

Assessed Valuation: + Land \$ 40,300.00 Improvements \$ 116,400.00

1969-70 Taxes \$ 4,056.02

* Assessed value is 25% of above figures.

Block 650 Lot 17A

Bay View Federal Savings and Loan Association, a Federal Corporation

Patrick Connolly and Ellen Connolly, his wife, an undivided 1/2 interest and Michael O'Neill and Margaret J. O'Neill, his wife, an undivided 1/2 interest

San Francisco R-5

Block 6518, 8000 8000 8000 8000 8000

DATE OF DEED: June 28, 1967

DATE OF RECORDING: 7/7/67

RECORDING: 11/17/67

SALE PRICE: \$170,000.00

D.T. \$163,000.00 to Bay View

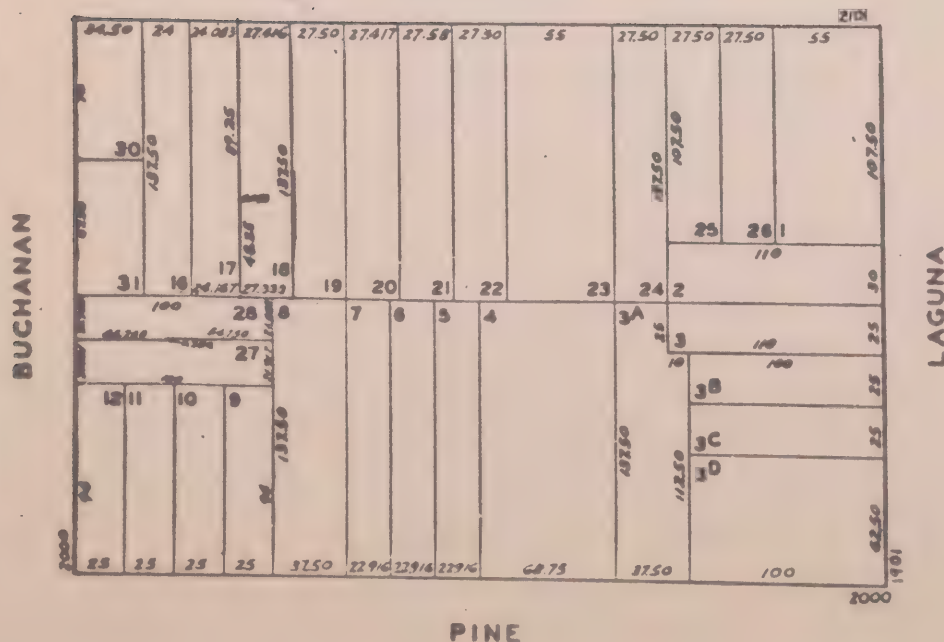
LAND AREA: 3,767 sq.ft.

UNIT VALUE: \$18,889.00 per apt. (\$19.44 per sq.ft. of bldg. inc. land)

CONFIRMED: Mr. Richard St. Lezin, Administrative V.P. of Bay View Fed.
12/31/69

COMMENT: This was a resale of a building that Bay View foreclosed. The building had been extensively remodeled, but needed approximately \$15,000.00 to \$18,000.00 of work to complete it at time of sale.

CALIFORNIA



Block 651 Lot 18

Address: 2173 California St.

Type of Improvement: Nine unit apartment building - 4 story

Improvement Built: 1965 Rental Rate: _____

Building Area: 8,745 sq. ft. Rents: _____

First Floor 2,915 sq. ft. _____

Second Floor 2,915 sq. ft. _____

Third Floor 2,915 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Four story newer building with parking for 9 cars on ground level. Wood frame, concrete foundation. 15 bathrooms with 54 fixtures.

Assessed Valuation: * Land \$ 23,600.00 Improvements \$ 133,000.00

1969-70 Taxes \$ 4,011.10



* Assessed value is 25% of above figures.

SALES DATA

GRANTOR: Amco Capital Corporation, a corporation, 32 1/2% interest and Elaine Helman, a single woman, 67 1/2% interest, as to Parcel One; Elaine Memman, a single woman, now known as Elaine Bartel, 67 1/2% interest and Amco Capital Corporation, 32 1/2% interest as to Parcel Two

GRANTEE: Thomas R. Ho, Jack Mah and George M. Low, as their separate property

ZONING: San Francisco R-5

RECORDING: Book A870, Page 207, File No. N60352

DATE OF DEED: January 15, 1965 DATE OF RECORDING: 1/18/65

I.R.S. \$262.00

SALE PRICE: \$220,000.00 D.T. \$185,000.00 to grantors

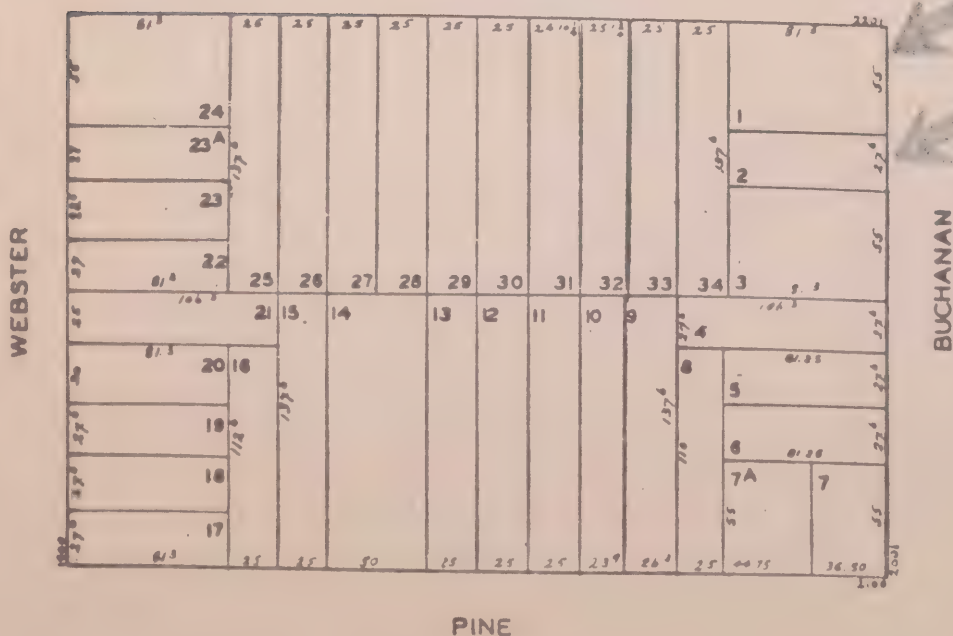
LAND AREA: 6,703 sq. ft. (inc. vacant parcel)

UNIT VALUE: \$12.941.00 per apt. unit (\$13.19 per sq. ft. of bldg. inc. land)

CONFIRMED: Mr. Low 12/12/69

COMMENTS: The corner parcel is improved with a 17 unit apartment building, which has 15 - 4 room apartments and 2 - 2 room apartments and rent below \$200.00 per month. The parcel on Buchanan St. is vacant.

CALIFORNIA





Address: 2201 California St.

Type of Improvement: 4 story, 76 room, wood frame 17 apartment unit building with basement and extra lvt.

Improvement Built: 1905 Rental Rate: _____

Building Area: 16,680 sq. ft. Rents: _____

First Floor 4,170 sq. ft. _____

Second Floor 4,170 sq. ft. _____

Third Floor 4,170 sq. ft. _____

Fourth Floor 4,170 sq. ft. _____

Basement 360 sq. ft. _____

Improvement Description:

Stucco exterior over concrete foundation. Partial basement with concrete floors. Flat, tar and gravel roof. Interior plaster walls. 52 rooms have hardwood floors, 20 have pine. 18 bathrooms, 72 fixtures, 18 tubs. Gas fired steam heat. One electric passenger elevator. There are 49 closet.

	*	Sale 1 - \$41,200.00	Sale 1 - \$97,500.00
Assessed Valuation:	Land	" 2 - \$20,000.00	2 - 7,000.00
		Improvements	\$ _____
	Sale 1 -	5,248.44	
1969-70 Taxes	2 -	\$ _____	

* Assessed value is 25% of above figures.

Block 122 Lot 1 & 2

0123 1074

GRANTEE:

Webster, A. Smith, 1000

DEED:

San Francisco R-1

RECORDING:

Book B192, Page 429, File No. 026545

DATE OF DEED:

November 10, 1967

DATE OF RECORDING: 11/13/67

PRICE:

\$50,000

SALE PRICE:

\$160,000.00

D.T. \$15,000.00 to grantor

LAND AREA:

3,150 sq.ft.

UNIT VALUE:

\$10,667.00 per apt unit

CONFIRMED:

Mr. Smith 12/17/69

COMMENTS:

This is a 15 unit apartment building. Each unit contains a living room-bedroom combination, kitchen and bath. These units rented for \$95.00 per month.

CALIFORNIA

FILLMORE

MIDDLE

WEBSTER

PINE

Block 653 Lot 28

Address:

2158 California St.

Type of Improvement:

3 story 2 units dwelling, used as 12 apartments.

Improvement built:

1930 (approx.)

Rental Rate:

Building Area:

6,500

sq. ft.

Rents:

First Floor

2,720

sq. ft.

\$94.00 per month for 12

Second Floor

2,720

sq. ft.

units. = \$1,121.00 per mo.

Third Floor

1,060

sq. ft.

\$17,100.00 per year.

sq. ft.

sq. ft.

Improvement Description:

Wood frame, concrete foundation. There is a full finished basement with concrete floor and unimproved ceiling. There is room for parking 2 cars. Exterior walls are stucco with a plain tile. Flat, tar and gravel roof. Federal three-phase overhead power line. There are 12 rooms with hardwood floors, 12 tile floors. There is 14 bathrooms, 10 closets, steam heat is supplied by oil furnace, 1 fire escape, 15 wall beds, 14 refrigerators and 30 closets are in this building.

Assessed Valuation:

Land

\$ 25,000

Improvements

\$ 41,500

1968-70 Taxes

\$ 3,377.30



* Assessed value is 25% of above figures.

Block E22 Lot 28

SALES DATA

Clarice L. Smith, individually, as communit,
interest and as executrix of the will of Richard J.
Smith, deceased

ANTEP: L. H. Lukes, aka , Laverne H. Luk

ACRIVAC: San Francisco R-4

RECORDING: Book A901, Page 203, File No. N83816

DATE OF DEED: March 15, 1965 DATE OF RECORDING: 4/1/65

I.R.C. Non annixe

DATE DEED: \$96,000.00 D.T. \$70,000.00 to grantor

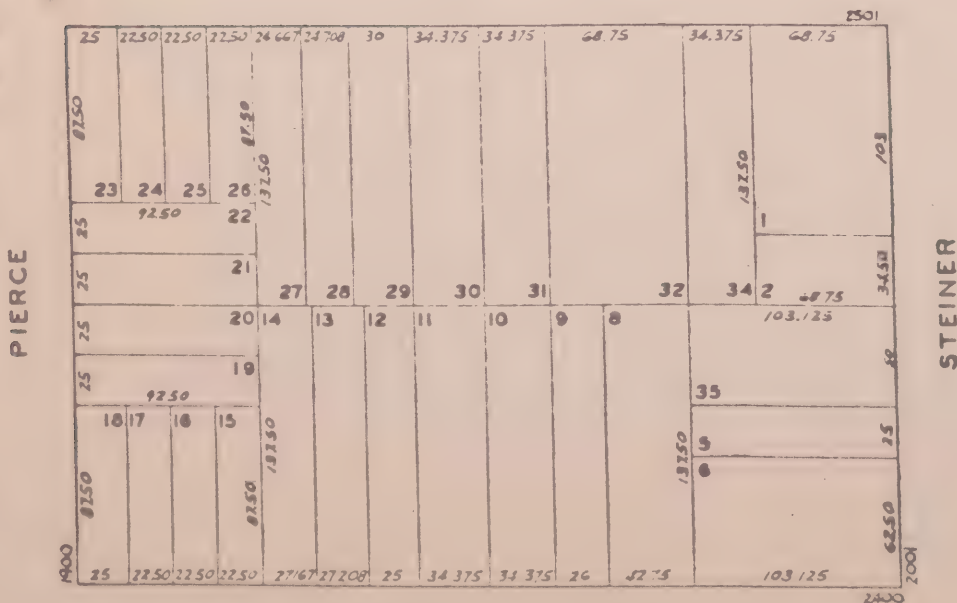
AND AREA: 2,188 sq.ft.

UNIT VALUE: \$10,667.00 per unit (\$12.30 per sq. ft. of bldg. inc. land)

CONFIRMED: Superior Court No. 162086 3/8/65
L.H. Lukes a C.P.A. 12/10/6

COMMENTS: A 9 unit apartment building. 8 units rented for approximately \$110.00 each. 1 unit is a 3-bedroom unit which rented for more. Apartments we cleaned up and improved and cost was raised to \$125.00 and \$135.00 for reconditioned units and approximately \$200.00 per month for the large 3 bedroom apartment. Units are unfurnished.

CALIFORNIA



Address: 50-50 B'way

Type of Improvement: Unit apartment building

Improvement built: 1912 Rental type: _____

Building Area: 7,500 sq. ft. Sents: _____

First Floor 1,330 sq. ft. _____

Second Floor 1,330 sq. ft. _____

Third Floor 1,330 sq. ft. _____

Basement (inc.) 500 sq. ft. _____

Basement (entire) 100 sq. ft. _____

Improvement Description:

Entrance on the first level with wood entry leading down to full concrete basement which is half finished. Flat, paved gravel roof. Handover Drive on the first floor. Apartments for half and on stairs. Building is electrically wired and equipped with new wiring, 2 entrances and 2 exits. One entrance, one stairs and 1 fire escape. 2 fire escapes and one entrance into the concrete basement. Heating system being available in the basement.

Assessed Valuation: * Land \$ 10,750.00 Improvements \$ 70,000.00

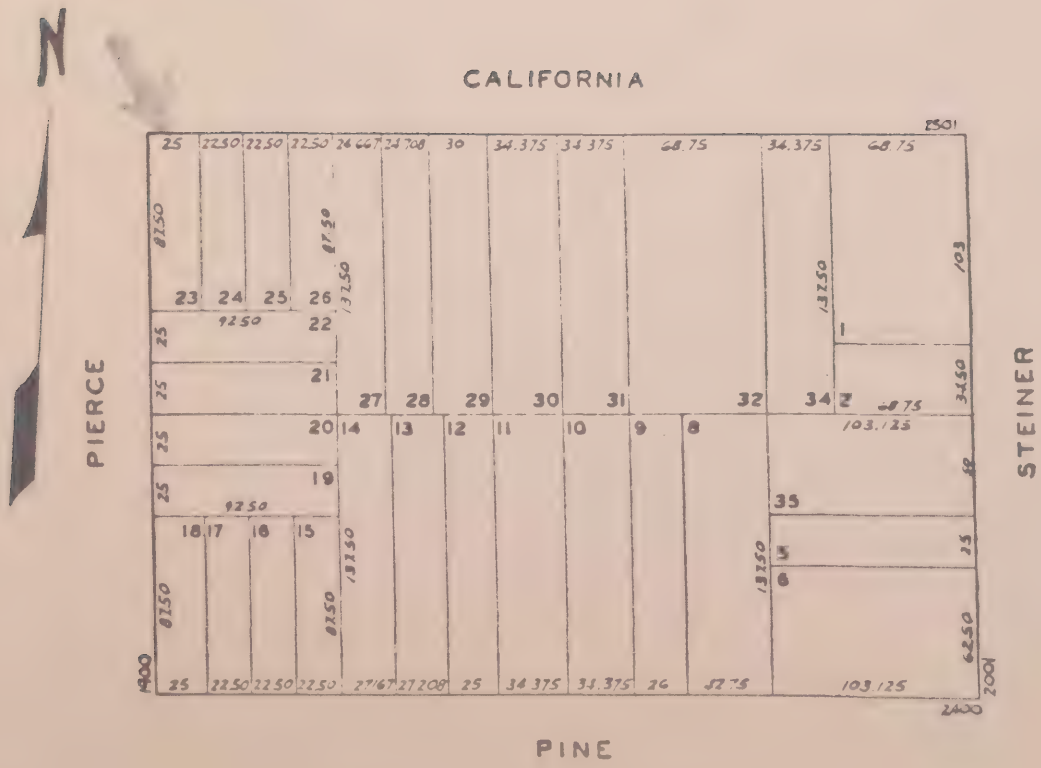
1953-70 Taxes \$ 2,779.00



* Assessed value is 77% of above figures.

Block 555 Lot 2

GRANTOR: L. H. Lukes, aka, Laverne H. Lukes, a married woman, as her separate property
 GRANTEE: Elsie McQueen aka, Elsie R. McQueen, a single woman
 ZONING: San Francisco R-4
 RECORDING: Book B 32, Page 142, File No. 070984
 DATE OF DEED: March 22, 1966 DATE OF RECORDING: 3/23/66
 I.R.S. \$137.50
 \$125,000.00 Savings and Loan Association
 LAND AREA: 2,188 sq.ft. \$20,000.00 to Laverne H. Lukes, a married woman
 UNIT VALUE: \$13,889.00 per unit (\$16.03 per sq.ft. of bldg. inc. land)
 CONFIRMED: Mrs. Lukes, a C.P.A. 12/19/69
 COMMENTS: At time of sale 2 or 3 units rented for \$110. per month. Other units, refinished, bring \$125. to \$135. per month. A 3 bedroom unit rents for \$235. per month. All 9 units are unfurnished but have carpeting, drapes and stoves.

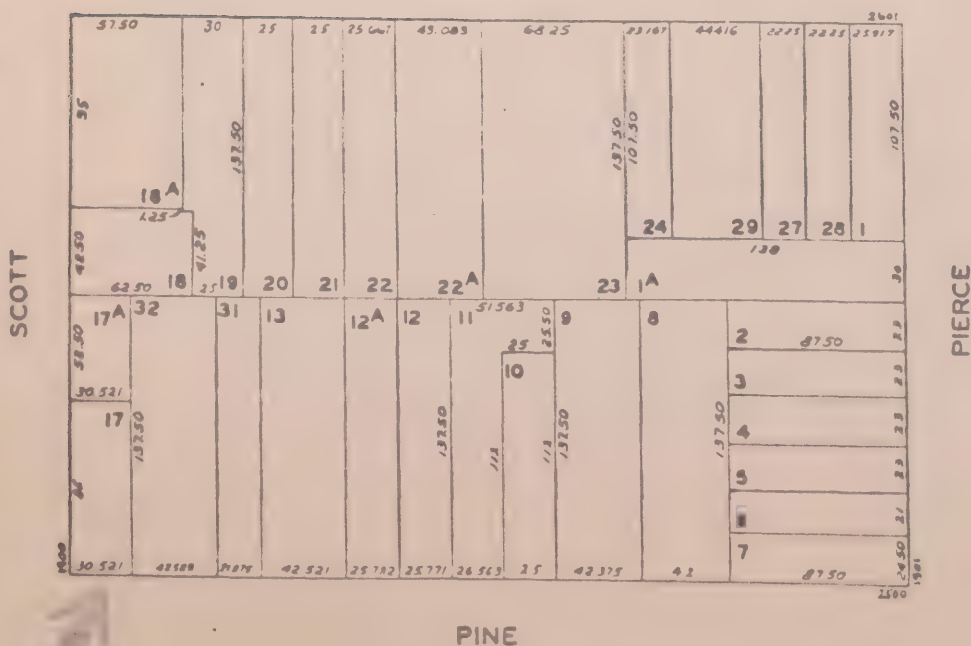


SALES DATA

GRANTOR: Charles H. Roth, a single man and Robert H. Pyke,
 GRANTEE: Holly Oaks, a single woman
 ZONING: San Francisco R-4
 RECORDING: Book A893, Page 506, File No. N77764
 DATE OF DEED: March 5, 1965 DATE OF RECORDING: 3/15/65
 I.R.S. \$65.45
 SALE PRICE: \$59,500.00 D.T. \$35,000.00 to San Francisco
 Federal Savings and Loan Assoc.
 \$24,500.00 to grantors
 UNIT VALUE: \$11,900.00 per unit (5)

COMMENTS: This was a 7 unit dwelling when purchased. The grantor converted it to five legal units. The income was about \$500.00 per month at time of sale.
 Breakdown of units as of 4/28/65 is as follows:
 #1 - 3 rooms - \$130.00
 2 - 1 room - 80.00
 3 - 1 room - 40.00 (manager's room)
 4 - 2 rooms - 80.00
 5 - 1 room - 0
 There are 4 spaces in the basement that rent at \$25.00.
 All units are furnished with utilities paid.

CALIFORNIA





Address: 2590 Pine (corner Pine & Scott)

Type of Improvement: 2 story, 11 room, 5 apartment unit building

Improvement Built: 1955 (approx.) Rental Rate: _____

Building Area: 1,310 sq. ft. Rents: _____

First Floor 1,250 sq. ft. _____

Second Floor 1,250 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame, brick foundation, with a full basement, unfinished, cement floors. There is one finished room in the basement, and room for parking 2 cars. Exterior walls are rustic with plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls and there are 6 rooms with hardwood floors and 5 with pine, There are 5 bathrooms, 24 fixtures, gas furnace supplying heat.

Assessed Valuation: * Land \$ 20,500.00 Improvements \$ 25,700.00

1969-70 Taxes \$ 1,465.58

* Assessed value is 25% of above figures.

Block 656 Lot 17

9 apts
12-43

SALES DATA

GRANTOR: Willbell Company, a partnership composed of Peter E. Williams and Bruno Belli

GRANTEE: Robert D. Christoferson, a married man, as his separate property

ZONING: San Francisco

RECORDING: Book B295, Page 444, File No. R30774

DATE OF DEED: December 3, 1968 DATE OF RECORDING: 12/6/68

I.R.S.: \$121.00

SALE PRICE: \$110,000.00

LAND AREA: 8850 $\pm$

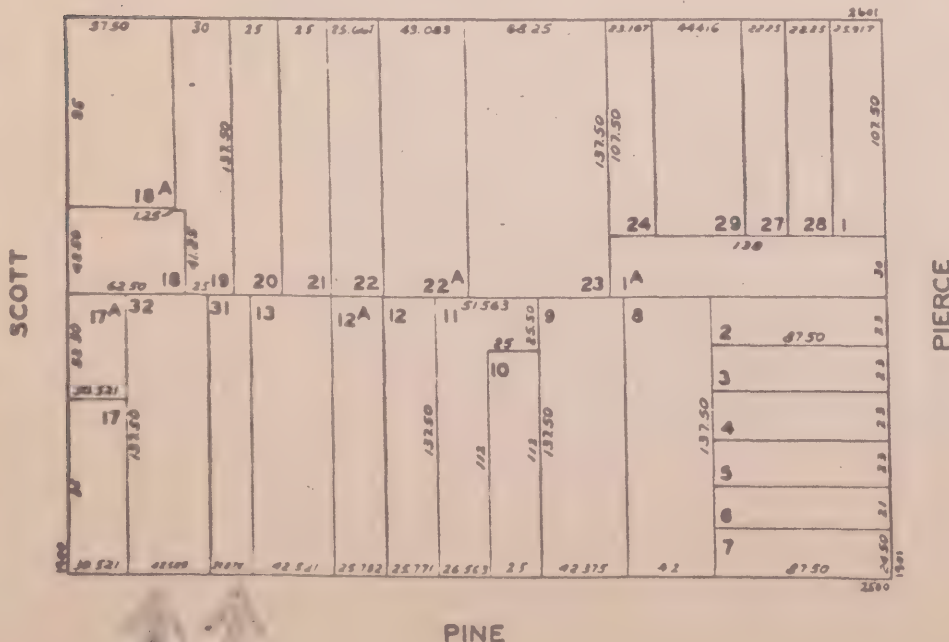
UNIT VALUE: \$ \$12,222.00 per apt. unit

CONFIRMED: Mr. Christoferson 12/20/69

COMMENTS: This property was foreclosed by Mr. Williams and Mr. Belli after \$73,000.00 of improvements including carpeting and fireplaces were installed. They in turn sold to Mr. Christoferson for \$110,000.00, which he feels is approximately \$40,000.00 under market. This is a 9 unit apartment building producing approximately \$1,500.00 per month, gross. Mr. Christoferson says there are 3 - 1 bedroom units renting at \$135.00 each and 6 2-bedrooms with fireplace renting at \$165.00 per month. He stated the front stucco and windows as modernized have become faulty costing him \$5,000.00 to repair. Mr. Christoferson is also a partner in

San Francisco Western Developers, Inc., which has purchased 7 or 8 bldgs. in the Western addition Redevelopment area and are restoring or modernizing them.

CALIFORNIA



Block 656, Lot 31 and 32

Address: 2505 Pine St.

Type of Improvement: Two-story 25 room wood frame 2 apartment unit building

Improvement Value: _____ Rental Rates: _____

Building Area: 8,827 sq. ft. Rents: _____

First Floor: 2,276 sq. ft. _____

Second Floor: 2,337 sq. ft. _____

Third Floor: _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Stone and wood side exterior over concrete foundation. Full unfinished basement with concrete floor. Space for parking two cars in basement. Flat roof covered roof. Fire alarm, all bathrooms, 26 fixtures, 2 tubs. 4 circulating windows and window escape are in this building.

Assessed Valuation: * Land 20,100.00 Improvements 20,000.00

1968-70 Taxes 1,111.20



* assessed value is 25% of above figure.

SALES DATA

GRANTOR: Willbell Company, a partnership

GRANTEE: Beverly A. Willis, a single woman, 3/4 interest and David E. Coldoff, a married man, 1/4 interest

ZONING: San Francisco R-3

RECORDING: Book B286, Page 719, File No. R24266

DATE OF DEED: October 30, 1968 DATE OF RECORDING: 11/4/68

I.R.S. \$64.35

SALE PRICE: \$58,500.00

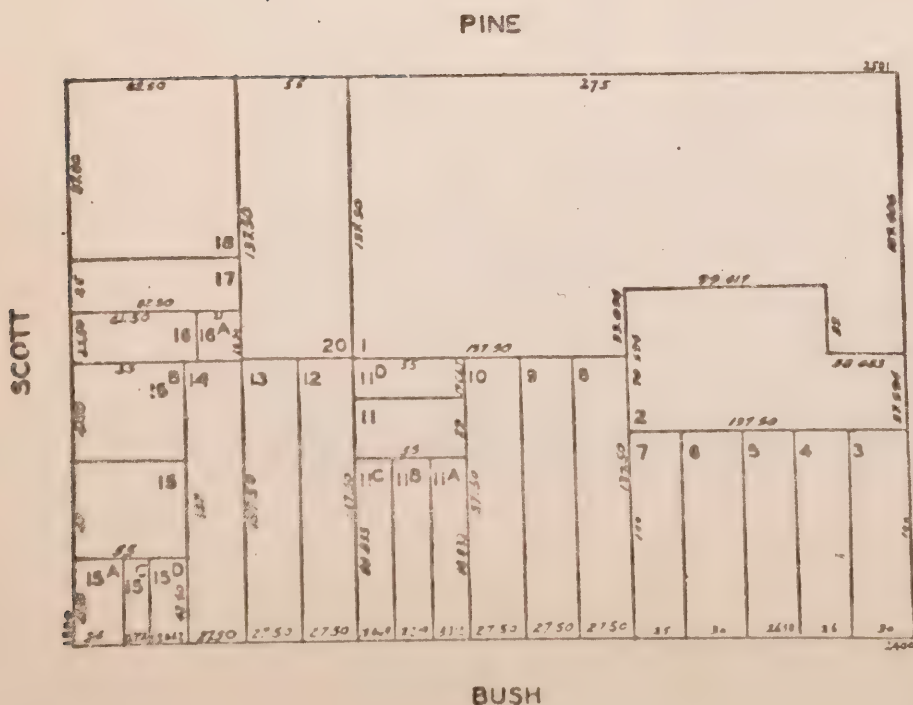
LAND AREA: 3,000 Sq.Ft. (30' x 100')

UNIT VALUE: \$11,700.00 per Unit

CONFIRMED: Bruno Belli, a Realtor 1/12/70

COMMENTS: Bruno Belli and Joyce I. Belli, his wife quitclaimed their interest in property to above grantee by deed dated 10/30/68 and recorded 11/4/68 in Book Bq86, Page 721, File No. R24267. - No I.R.S. affixed.

Mr. Belli said at one time Sally Stanford owned this house and her maid lived in it. Mr. Belli says there were six 5 room flats. 5 @ \$135.00 per month, one a 6 room on top @ \$225.00 per month, and three 3 room rear units each @ \$85.00 per month.



*Willbell Co. quitclaimed
to the Albert Smith Trust
at \$22,000.00 sale price
there was a closing statement
put in to evidence that
said \$22,000.00 sale price.*

Block 657 Lot 3

Address: 1001 - 1011 Pierce Street
Type of Improvement: Three story wood frame 32 room dwelling. six 5 room Flats.
Improvement Built: 1909 Rental Rate: _____
Building Area: 7,350 sq. ft. Rents: _____
First Floor 2,450 sq. ft. _____
Second Floor 2,450 sq. ft. _____
Third Floor 2,450 sq. ft. _____
_____ sq. ft. _____
_____ sq. ft. _____

Improvement Description:

This building is used as six apartment flats. Full concrete foundation with a full basement unfinished, also with cement floors. Exterior walls are rustic with plain trim, also with flat, tar and gravel roof. Interior trim is pine over plaster walls. Rooms consist of hardwood floors, with six pine floors in the kitchens, six bathrooms with 26 fixtures, gas furnace, and two front entrances made out of brick.

Assessed Valuation: * Land \$ 20,400.00 Improvements \$ 33,000.00
1969-70 Taxes \$ 1,640.70



* Assessed value is 25% of above figures.

Block 657 Lot 3

SALES DATA

GRANTOR: Private (1. Income, etc.) separate property

GRANTEE: Charles Pether, a single man

CONTRACT: San Francisco R-3

RECORDING: Book B86 Page 519, File No. P17525

DATE OF DEED: September 30, 1966 DATE OF RECORDING: 10/4/66

TAXES: \$125.50

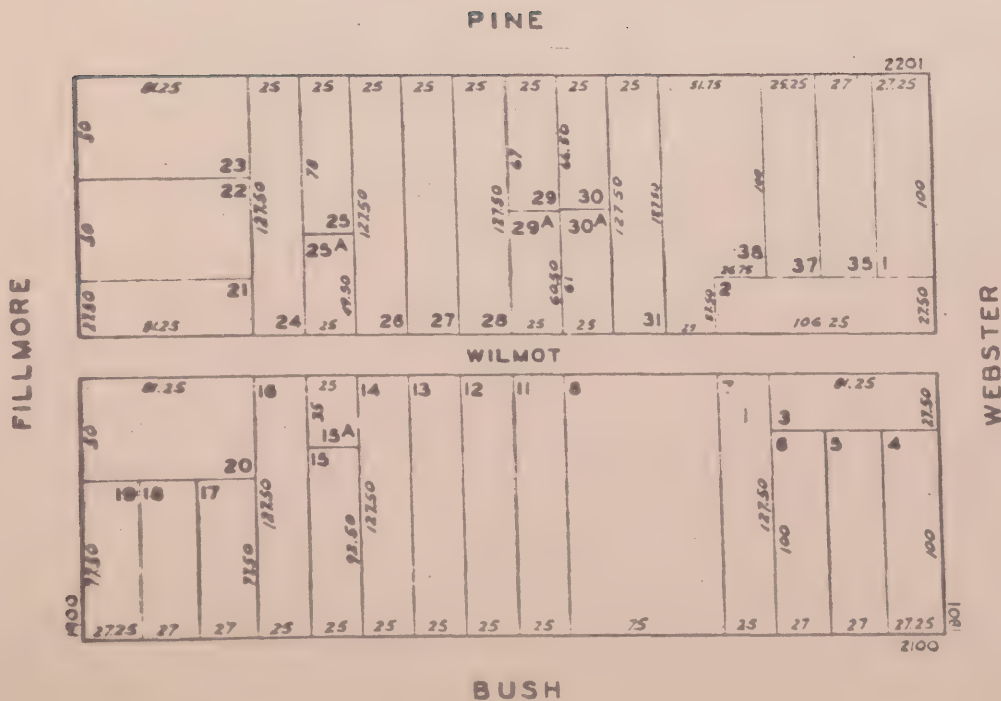
NET PRICE: \$115,000.00

LAND AREA: 2,919 Sq.Ft. (27.5' x 106.25')

UNIT VALUE: \$23,000.00 per Unit

CONFIRMED: Lois Harper, Broker 1/12/70

COMMENTS: This building had been completely renovated approximately 1 year before. It was subsequently resold on contract June 1, 1969 for \$112,500.00. (See previous sale for income schedule during November 1965.



Jack Sumski and Marilyn Sumski, his wife and

ZONING:

RECORDING: Book A 984, Page 684, File No. 036094

November 2, 1965

DATE OF RECORDING: 11/9/65

\$5 .16

SALE PRICE: \$115,000.00

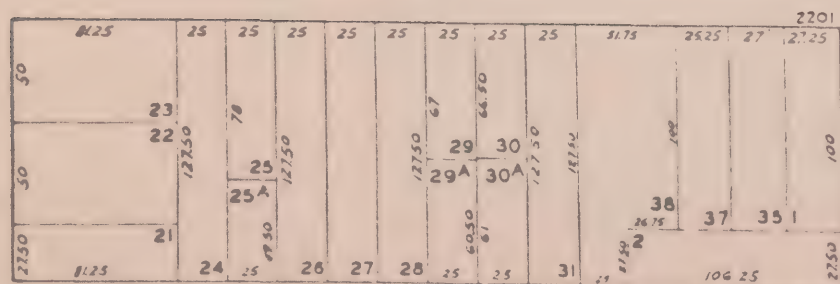
LAND AREA: 2,919 Sq.Ft. (27.5' x 106.25')

UNIT VALUE: \$23,000.00 per Unit

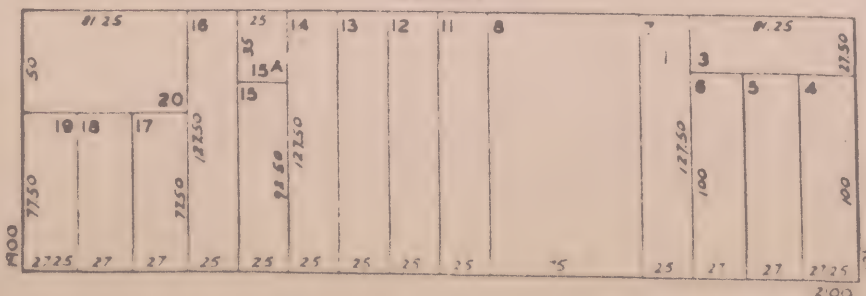
CONFIRMED: Lois Harper, Broker 1/12/70

COMMENTS: This building had just been completely renovated at time of purchase. There are 2 buildings on this lot containing 3 large flats bringing \$235.00 each per month, and two 4 rooms bringing \$125.00 each per month. Building was resold September 30, 1966 at \$115,000.00 and sold again on a contract for sale June 1, 1969 for \$112,500.00.

PINE



WILMOT



BUSH

WEBSTER



Address: _____

Type of Improvement: _____

Improvement Built: 1906 Rental Rate: _____

Building Area: 1174 sq. ft. Rents: _____

First Floor 747 sq. ft. _____

Second Floor 727 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood side and wood shingle exterior over concrete foundation. One car and
 gravel ramp. Floors are pine. Rooms contain two baths with 6 fixtures, 2
 built-in tubs, built-in oven and range, gas wall heaters and fire escape.

NOTE - Combined Parrels

Assessed Valuation: * Land \$ 16,200.00 Improvements \$ 53,000.00

1969-70 Taxes \$ 1,115.24

* Assessed value is 25% of above figures.

Block 650 Lot 2

SALES DATA

GRANTOR: Fenton E. King, a single man

GRANTEE: Raymond A. Weaver, a single man, Robert L. Bennett, a single man and Mary E. Horse, a widow

ZONING: San Francisco R-3

RECORDING: Book A924, Page 873, File No. N102419

DATE OF DEED: May 27, 1965 DATE OF RECORDING: 5/28/65

I.R.S. \$63.50

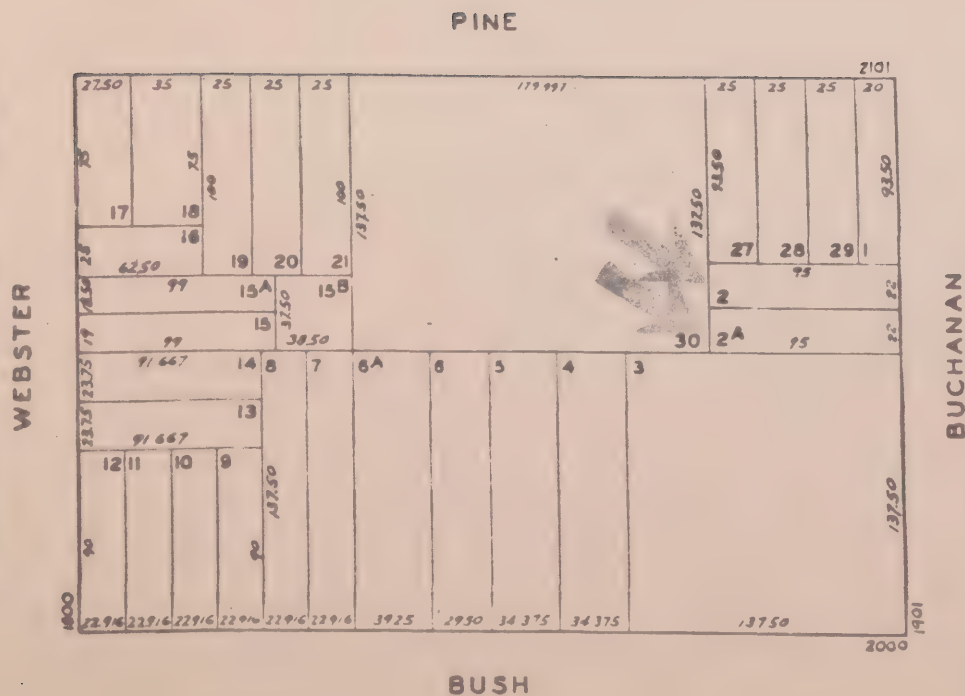
SALE PRICE: \$57,000.00 D.T. \$48,700.00 to Citizens Federal Savings and Loan Association

LAND AREA: 4,180 sq.ft.

UNIT VALUE: \$14,250.00 per unit (\$10.32 per sq.ft. of building including land)

CONFIRMED: Mr. Weaver 12/18/69

COMMENTS: Mr. Weaver and Mr. Bennett purchased this unit and spent considerable time and money to up date and subsequently sold it in 1969.



SALES DATA

GRANTOR: Raymond A. Weaver, a single man, Robert L. Bennett, a single man and Mary F. Morse, a widow

GRANTEE: Louis Weiman and Jessie Weiman, his wife

ZONING: San Francisco R-3

RECORDING: Book B325, Page 921, File No. R53100

DATE OF DEED: April 3, 1969 DATE OF RECORDING: 4/4/69

I.R.S. \$44.00

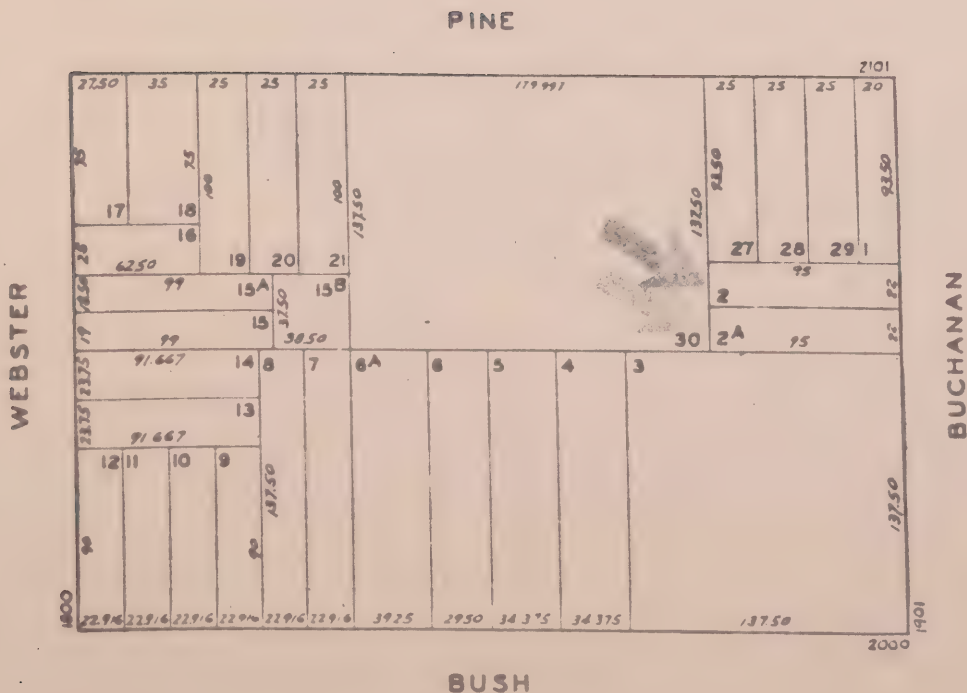
SALE PRICE: \$85,000.00 (approx.)

LAND AREA: 4,180 sq.ft.

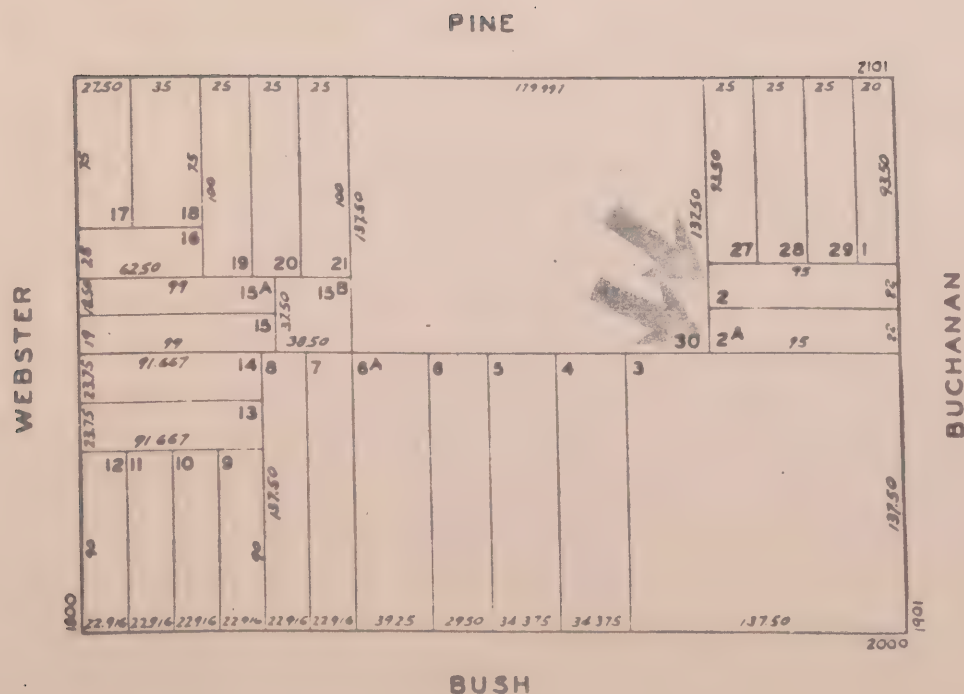
UNIT VALUE: \$21,250.00 per unit (\$15.39 per sq.ft. bldg. inc. land)

CONFIRMED: Mr. Weaver 12/18/69

COMMENTS: Mr. Weaver was out of the country at the time of sale, but he believes \$85,000.00 is nearly accurate. It did involve a trade for other property. Mr. Weaver and Mr. Bennett (Mrs. Morse is Mr. Bennett's mother) reconditioned all 4 flats. The rents were \$160. and \$180. for the up-stairs units and \$195. for the 2 lower units.



Block 661 Lot 2 and 2 A-1



Block 661 Lot 2 and 2 A-2



Address: (2A) 1711 - 13 Buchanan and (2) 1915 - 17 Buchanan

Type of Improvement: two story wood frame 24 room dwelling

Improvement Built: 1890 Rental Rate: _____

Building Area: 5,322 sq. ft. Rents: _____

First Floor 2,815 sq. ft. _____

Second Floor 2,226 sq. ft. _____

Third Floor _____ sq. ft. _____

fin. basmt. 1,020 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

There are 4 flats in this building. Brick foundation and a full basement, which is 1/2 finished with cement floor. 1/2 of the basement is used as a four room flat. The exterior of the building is rustic with a plain trim. Flat, tar and gravel roof. Interior trim is pine with plaster walls. There is plaster-board and paneling in the basement. Floors are pine, there are 4 bathrooms, 20 fixtures, 4 fireplaces and a circulating heater.

Assessed Valuation:	Land	(2A) \$ 11,700.00	Improvements	(2A) \$ 11,500.00
		(2) \$ 11,700.00		(2) \$ 11,500.00
	(2A)	774.42		
1969-70 Taxes	(2)	\$ 774.26		

* Assessed value is 25% of above figures.

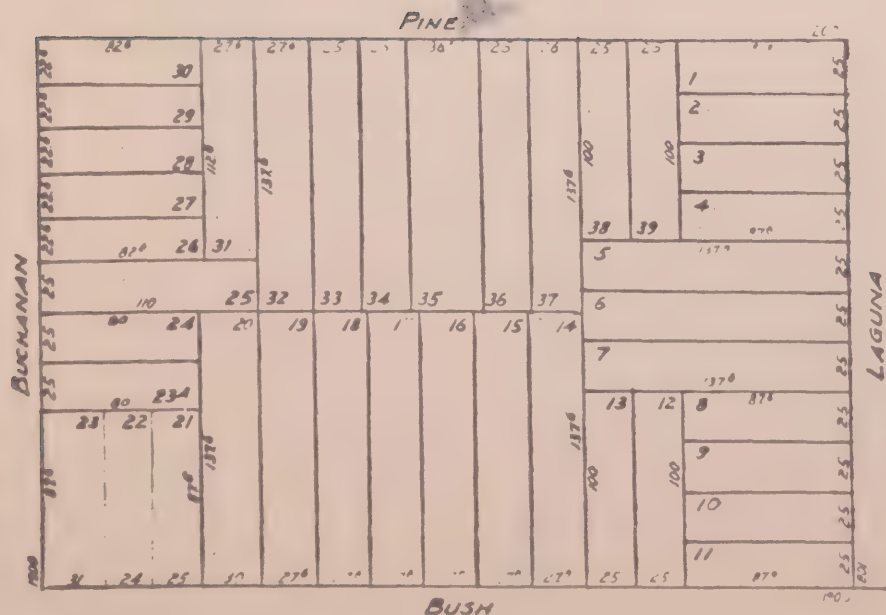
Block 661 Lot 2A and 2

DATE OF RECORDING: 5/19/65

SALE PRICE: \$208,000.00

D.T. \$142,000.00 to Golden West
Savings and Loan Association

\$15,000.00 to S. & P. Co.



Block 662 Lot 35



Address: 2025 Pine St.

Type of Improvement: three story, 39 room, 12 apartment building

Improvement Built: 1964 Rental Rate: _____

Building Area:	<u>10,503</u> sq. ft.	Rents:
First Floor	<u>3,501</u> sq. ft.	<u>Apts. 1, 2 & 3 \$165. (3 room)</u>
Second Floor	<u>3,501</u> sq. ft.	<u>Apts. 4 \$180. (4 room)</u>
Third Floor	<u>3,501</u> sq. ft.	<u>Apt. 5 \$165. (3 room)</u>
_____ sq. ft.		<u>Apt. 6 \$150 (3 room)</u>
_____ sq. ft.		<u>Apt. 7 \$165 (3 room)</u>
		<u>Apt. 8 \$165 (4 room)</u>

Improvement Description:

Stucco exterior and wood trim over concrete foundation. Partial basement, finished, cement floor, and space for parking 13 cars. Flat, tar and gravel roof. Interior walls are sheet rock. There are 39 rooms with pine floors, 12 tile floors. There are 12 bathrooms, 49 fixtures, 12 built-in tubs, tile around all tubs and formica counter tops over vanity. 3 gas fired forced air furnaces, 9 wall heaters, one hydraulic passenger elevator, 2 fire escapes 27 closets, 12 electric over and ranges, disposals, exhaust fans, and 3 electric dishwashers are in this building.

Assessed Valuation: * Land \$ 23,900.00 Improvements \$ 164,700.00

1969-70 Taxes \$ 5,754.72

* Assessed value is 25% of above figures.

Block 662 Lot 35

SALES DATA

GRANTOR: Marie Bertha, an unmarried woman

GRANTEE: Christopher A. Hirose and Charlotte H. Hirose, his wife

ZONING: San Francisco R-3

RECORDING: Book A 970, Page 373, File No. 025654

DATE OF DEED: September 28, 1965 DATE OF RECORDING: 10/1/65

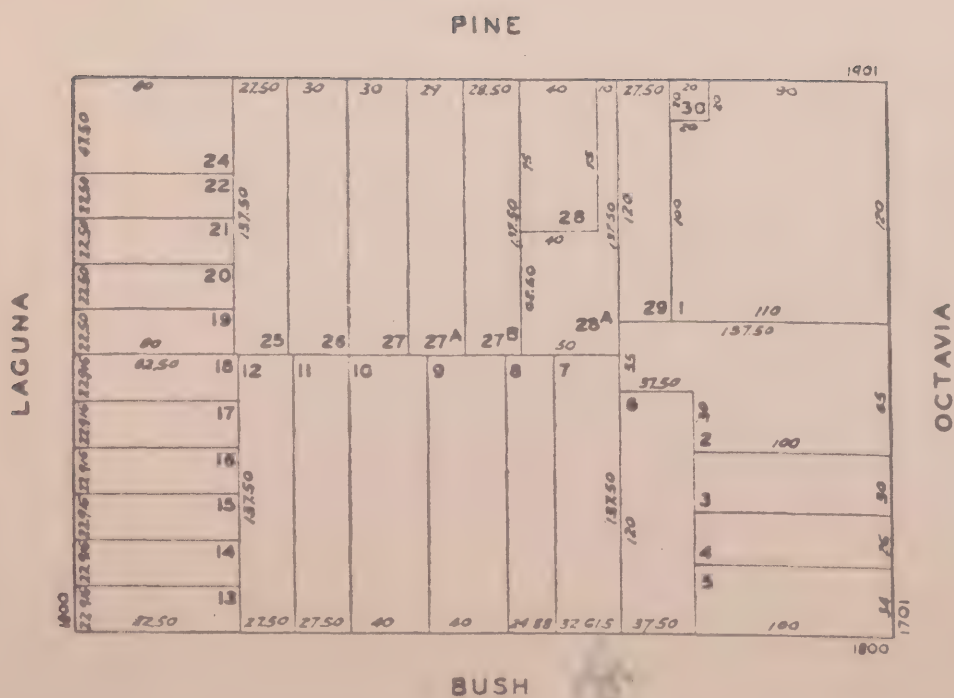
P.R.S. \$79.20

SALE PRICE: \$72,000.00 D.T. \$47,000.00 to The Sumitomo Bank of California

LAND AREA: 4,485 sq.ft. \$12,000.00 to grantor

CONFIRMED: Mr. Hirose 12/11/69

COMMENTS: This building has 5 rental units. 2 are on the 1st floor, which Mr. and Mrs. Hirose occupy and 3 on the 2nd floor, which brings a total rent of \$400.00 per month. Mrs. Hirose does not recall rent at time of purchase.





Address: 1810 Folsom St.

Type of Improvement: wood frame 2 story 17 room dwelling

Improvement Built: 1880 Rental Rate: _____

Building Area: 5,066 sq. ft. Rents: _____

First Floor 2,543 sq. ft. _____

Second Floor 2,533 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame dwelling used as 5 apartment units. Concrete foundation with a full basement with parking for several cars. The exterior is mastic with stucco over, the stucco being put on in 1963, and a plain wood trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are pine floors with carpet over. 5 bathrooms, containing 22 fixtures. Gas furnace, 2 fireplaces, garbage disposal in each unit, and wall to wall carpeting throughout, make up this building.

Assessed Valuation: * Land \$ 21,400.00 Improvements \$ 34,400.00

1969-70 Taxes \$ 1,737.80

* Assessed value is 25% of above figures.

Block 66E Lot 5

Address: 1820 E. Bush Street Rooming R-1

Type of Improvement: This is a one story wood frame dwelling with 3 rooms.

Improvement Built: approximately 1890 Rental Rate: _____

Building Area: 395 sq. ft. Rents: _____

First Floor 395 sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

The exterior consists of rustic with plain trim. It has a brick foundation with an unfinished basement and a full cement floor. It has an asphalt shingle gabled roof. Five over plaster board make up the interior trim. All floors consist of pine. It has 3 fixtures in the bathroom, no furnace and one closet.

Assessed Valuation: * Land \$24,800.00 Improvements \$15,800.00

1969-70 Taxes \$1,117.62



*Assessed value is 25% of above figures.

Block 503 Lot 7

Address:

1814 to 1820 Bush StreetZoning R-3

Type of Improvement:

2 story, wood frame, 5 flats, 26 room building

Improvement Built:

approximately 1895

Rental Rate: _____

Building Area:

7,000

sq. ft.

Rents:

First Floor

2,800

sq. ft.

Second Floor

2,800

sq. ft.

Third Floor

1,400

sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Exterior is rustic with plain trim. It has a brick foundation, and a full finished basement. It has a tar and gravel flat roof. Pine over plaster make up the interior trim. It has all pine floors, 20 fixtures in 5 bathrooms, 5 tubs, no furnace and 8 closets.

Assessed Valuation:

* Land

\$ 24,800.00

Improvements

\$ 14,700.00

1969-70 Taxes

\$ 1,213.62

SALES DATA

GRANTOR:

Alexander M. Maisin Corporation

GRANTEE:

Robert C. Dickenman, a single man and D. R. McClurg, a single man

LOCATION:

San Francisco R-3

RECORDING:

Book A938, Page 306, File No. 000911

DATE OF DEED:

June 29, 1965

DATE OF RECORDING: 7/2/65

L.S.S.

\$52.25

SAN FRANCISCO:

\$125,000.00

D.T. \$18,660.31 to grantor

LAND AREA:

5,500 S.F. (1/4)

\$18,660.31 to grantor

UNIT VALUE:

\$11,364.00 per Unit.

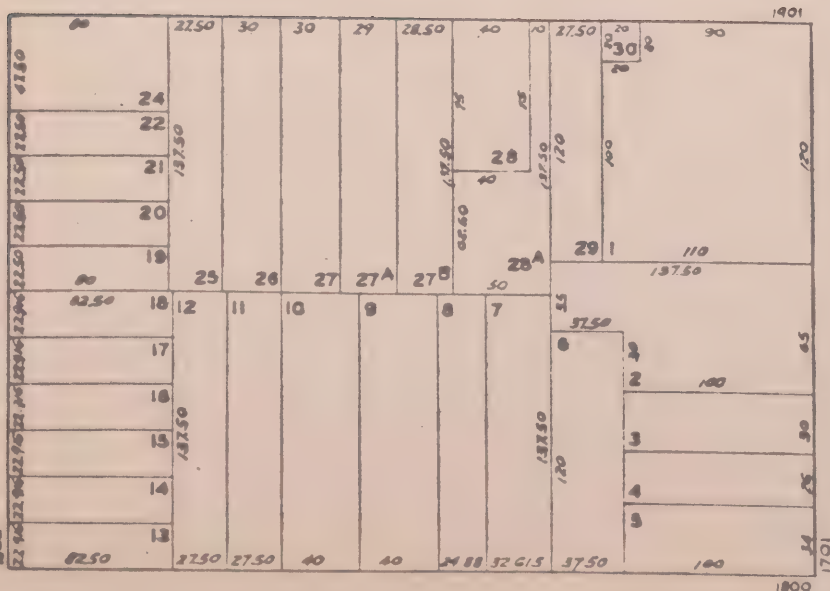
CONFIRMED:

Mr. Maisin 12/16/69

COMMENTS:

This building produced rental income during 1964-65 year of \$4,561.41. There is a total of 11 units on this parcel.

PINE



Block 663 Lot 9 and 10



Address: front portion
822 through 828 East Street Zoning R-3

Type of Improvement: 2 story wood frame, 4 flats, 26 room dwelling

Improvement Built: 1874 Rental Rate: _____

Building Area: 5,180 sq. ft. Rents: _____

First Floor 2,340 sq. ft. _____

Second Floor 2,740 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior consists of rustic with plain trim. It has a brick foundation and a full unfinished basement. It has a tar and gravel flat roof. Pine over plaster make up the interior trim. They have all pine floors, 16 fixtures in 4 bathrooms, and 4 tubs. There is no furnace. It has 7 closets.

Assessed Valuation: * Land \$ 24,700.00 Improvements \$ 10,900.00

1969-70 Taxes \$ 1,004.50

* Assessed value is 25% of above figures.

Block 803 Lot 10



Address: 1830 Bush Street rear portion

Type of Improvement: one story, wood frame, 3 room dwelling

Improvement Built: _____ Rental Rate: _____

Building Area: 375 sq. ft. Rents: _____

First Floor 375 sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building exterior is rustic with plain trim and brick foundation. Full, unfinished cement floor basement and asbestos shingle gabled roof. The interior trim is pine over plasterboard. Floors are pine. Dwelling contains one bathroom with 3 fixtures, one tub, no furnace and one closet.

Assessed Valuation: * Land \$ 24,800.00 Improvements \$ 10,500.00

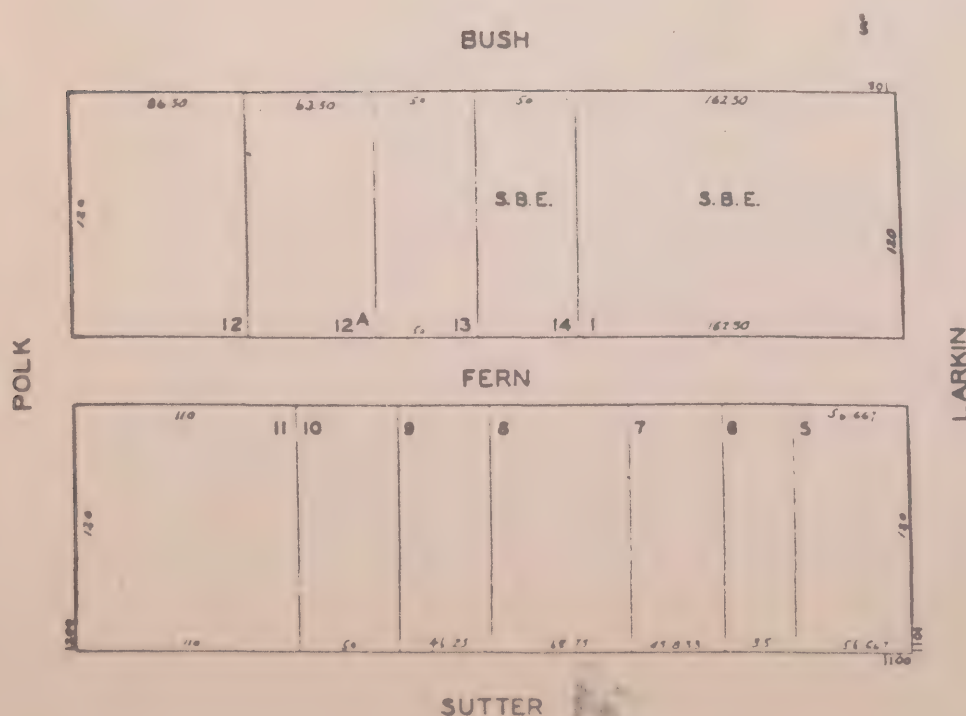
1969-70 Taxes \$ 1084.20

*Assessed value is 25% of above figures.

Block 663 Lot 10

GRANTEE: Olive C. Flores
 ZONING: San Francisco C-2
 RECORDING: Book A926, Page 103, File No. N103423
 Book A926 Page 102, File No. 103422
 DATE OF DEED: May 13, 1965 DATE OF RECORDING: 5/15/65
 I.R.S. 1. \$167.20 (2) \$279.95
 SALE PRICE: \$254,027.50 for 5/8 th int.
 LAND AREA: 8,190 sq.ft.
 UNIT VALUE:
 CONFIRMED: Superior Court 5/8th int.
 COMMENTS: Jack A. Buller, et ux, sold realty to T. M. Monell, a married man by deed dated 5/25/65 and recorded in Book A926, Page 104, File No. N103424 . No I.R.S. affixed.

T.M. Monell, et ux, sold realty to Western Title Insurance Company by deed dated May 25, 1965 and recorded in Book A926, Page 107, File No. N103427 - No I.R.S. affixed. Mr. Buller says he merely made this purchase for another party and turned it over immediately.



Address: 117 11th St.

Type of Improvement: 5 floor apartment building - 11th floor

Improvement Built: 1911 Rental Rate: _____

Building Area: w/o bsmt 17,074
w/bsmt 46,095 sq. ft. Rents: _____

First Floor 8,330 sq. ft. _____

Second Floor 7,206 sq. ft. _____

thru 5th Fl.

~~Third Floor~~ _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick reinforced concrete building with two stories. Concrete and brick foundation. Full basement, unfinished, with a cement floor. Exterior walls are brick with a plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls with some exposed beam ceilings. There are 40 rooms with hardwood floors, 79 with pine. 1st floor has 6 rooms, 2nd has 26, 3rd has 29, 4th has 29, 5th has 29. 47 bathrooms with 210 fixtures. Gas furnace and steam heater. There are 46 wall beds and 2 fire escapes serving this building. NOTE: as of 2/14/66 the lobby was remodeled. Entrance was tiled, walls and floors, and new lighting installed. Cost - approx. \$2,400.00

Assessed Valuation: * Land \$ 14,800.00 Improvements \$ 272,900.00

1969-70 Taxes \$ 11,313.18



* Assessed value is 25% of above figures.

SALES DATA

GRANTOR: Atcheson Hartford, a single man

GRANTEE: Nason Shaw and Bertha Shaw, his wife

ZONING: San Francisco C-2 (changed to C-3)

RECORDING: Book B 8 Page 674, File No. 053509

DATE OF DEED: January 13, 1966 DATE OF RECORDING: 1/14/66

I.R.S. \$247.50

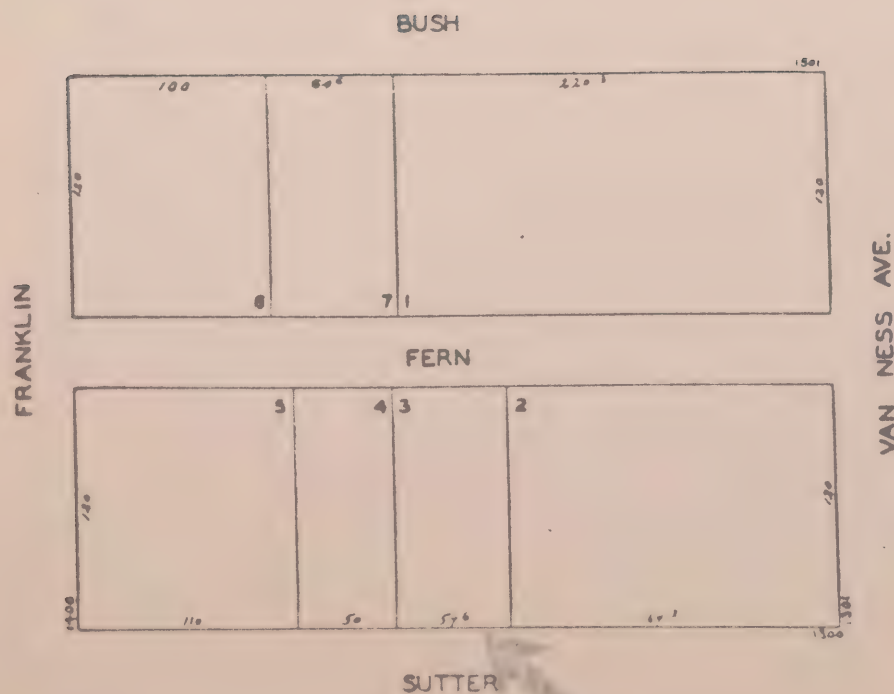
SALE PRICE: ~~\$225,000.00~~

LAND AREA: 6,900 sq.ft.

UNIT VALUE: \$5,625.00 per apt. (\$7.64 per sq. ft. bldg. inc. land)

CONFIRMED: Mr. Shaw 12/22/69

COMMENTS: Mr. Shaw could not recall rents or total rental income. He states he's raised them very little if at all, but remains full. He has a manager looking after it for him.



Address: 1350 W. 31st St.

Type of Improvement: 5 story - 40 unit apt. building with 110 rooms
rebuilt in 1911

Improvement Built: 1910 due to fire Rental Rate: _____

Building Area: 24,450 sq. ft. Rents: _____

First Floor 5,950 sq. ft. _____

Second Floor 5,700 sq. ft. _____

Third Floor 5,700 sq. ft. _____

4th & 5th fls. 5,700 sq. ft. _____

basement 6,900 sq. ft. _____
700 sq. ft. of it is rented.

Improvement Description:

Brick, concrete foundation. Full finished basement with three parking spaces. Cement floors. Interior walls are brick with a plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. 78 rooms have hardwood floors, 42 pine, and 20 tile floors. There are 40 bathrooms, 100 fixtures. There is a gas heating system also a steam system. One electric automatic passenger elevator serves this building. There is a refrigerator and well bed in each unit and there are 4 fire escapes.

Assessed Valuation: Land \$ 38,300.00 Improvements \$ 119,600.00

1969-70 Taxes \$ 5,608.54



* See Assessed Valuation at above figure.

SALES DATA

26,264

AGENT

1000 1000 1000 1000

Leslie B. Keate and Nellie Keate, 1/2

1000 1000

1000 1000

BOOK INC: Book A885, Page 1000

DATE OF DEED: February 11, 1965 DATE OF RECORDING: 2/23/65

I.R.S. \$132.00

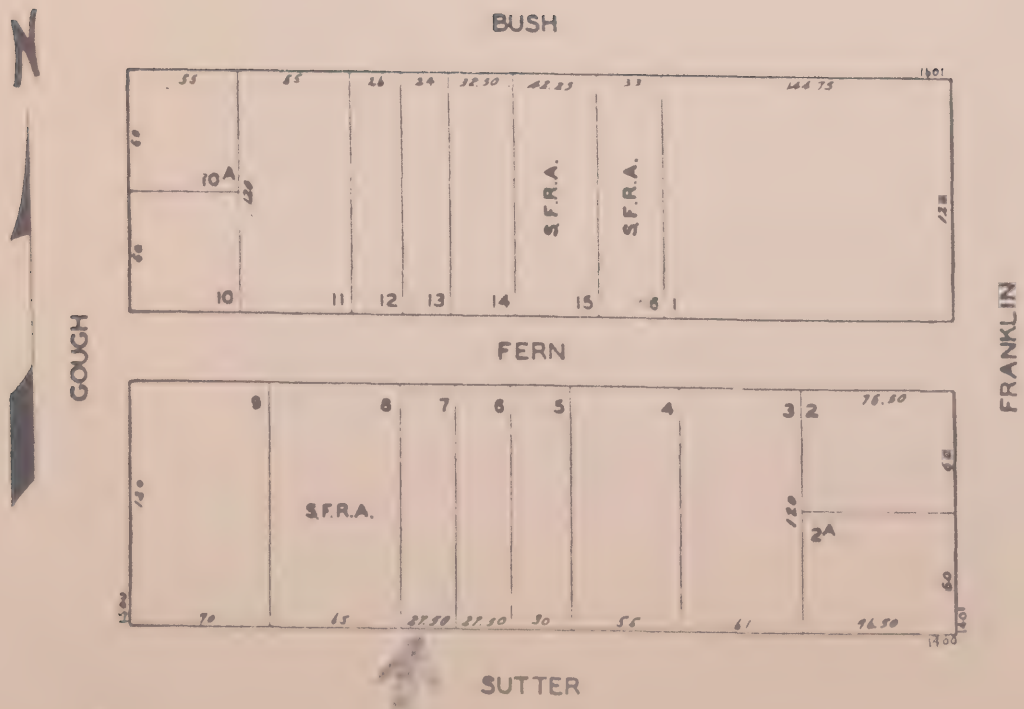
PRICE: \$120,000.00 D.T. \$100,000.00 to Julia

LAND

UNIT VALUE: \$7,500.00 per unit Roscoe, et ux

Mr. Lea Rasmussen 1/5/70 \$5,000.00 to Louis B. Martin, et ux

Mr. Rasmussen says he paid \$120,000.00. Rents were low. He owns properties, fixes them up, raises rents and keeps them or resells. This unit, he says has made approximately \$155,000.00. He says he will allow us to get record of escrow distribution and insurance records.



Block 672 Lot 7

SALES DATA

GRANTOR: Edward A. Martin and Edna K. Martin, his wife

GRANTEE: Philip J. Bernheim, a married man, as his separate property

ZONING: San Francisco C-2

RECORDING: Book B 77, Page 287, File No. P10553

DATE OF PURCHASE: APPROX. 1968 DATE OF RECORDING: 8/24/66

UNIT PRICE: \$63.25

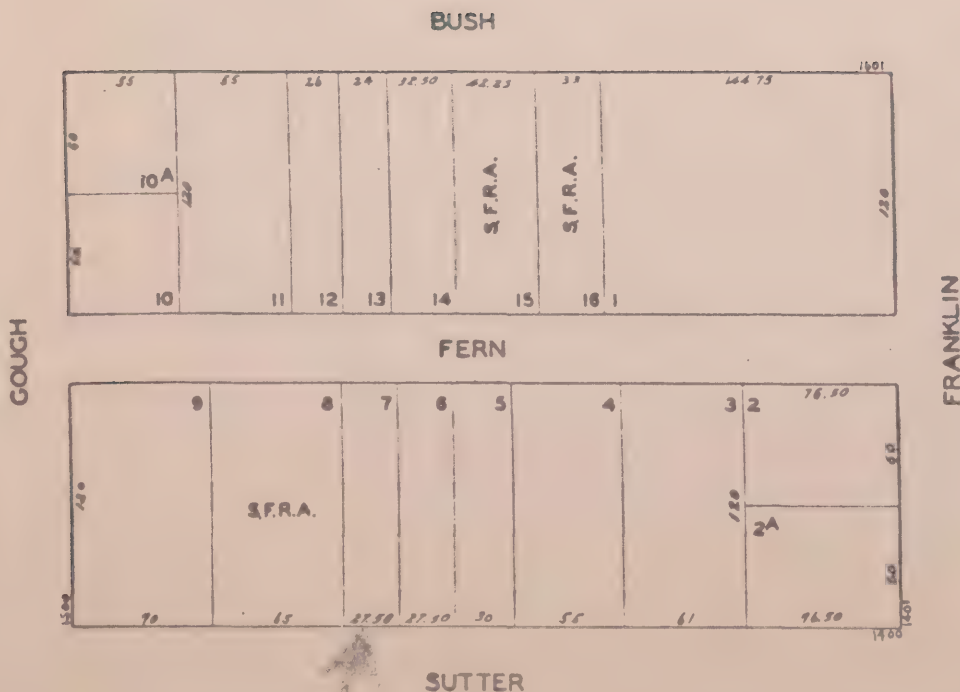
SALE PRICE: \$157,500.00 D.T. \$32,165.89 to grantors

LAND AREA: 3,300 sq.ft.

UNIT VALUE: \$10,500.00 per apt. (\$16.56 per sq.ft. bldg. inc. land)

CONFIRMED: Mr. Bernheim 12/12/69

COMMENTS: Mr. Bernheim says that \$157,500.00 is probably accurate. He thought it might have been a little higher. Presently 7 apartments rent for \$110,000; 7 for \$129.00; and 1 for \$145.00. He does not recall rents at time of purchase.





Address: 14601 Sutter Street

Type of Improvement: 32 rooms, 3 story building, used as 15 apartments

Improvement Built: 1925 Rental Rate: _____

Building Area: 9,510 sq. ft. Rents: _____

First Floor 3,170 sq. ft. _____

Second Floor 3,170 sq. ft. _____

Third Floor 3,170 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame, concrete foundation, it has a full basement, unfinished, with cement floor and room for parking 2 cars. The exterior walls are rustic with a stucco front and tile trim. The balance of the trim is plain. Flat, tar and gravel roof. The interior trim is pine over plaster walls. There are 17 rooms with hardwood floors, 15 tile floors. There are 15 bathrooms, 75 fixtures, oil steam furnace, 2 fire escapes, 15 wall beds and 15 closets are in this building.

Assessed Valuation: * Land \$ 28,300.00 Improvements \$ 71,700.00

1969-70 Taxes \$ 3,126.08

*Assessed value is 25% of above figures.

Block 672 Lot 7

SALES DATA

GRANTOR: Adele Fehrn, a widow

GRANTEE: Wilfred Hiura and Chiye Hiura, his wife, 1/4 interest;
Pearce Hiura and Tsuyu Hiura, his wife, 1/4 interest; Thomas
A. Hiura and Dorothy M. Hiura, his wife, 1/4 interest and
Gregory M. Hiura and Phyllis C. Hiura, his wife, an undivided
1/4 interest

LOCATION: San Francisco R-4

RECORDING: Book B86, Page 30, File No. 117122

DATE OF DEED: September 23, 1966 DATE OF RECORDING: 9/30/66

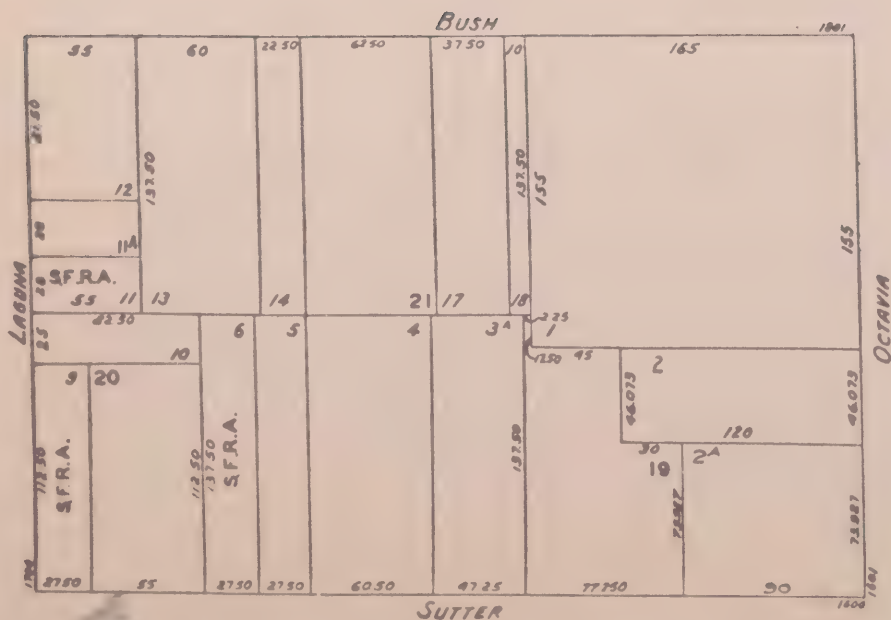
PRICE: \$240,000 .00 (approx.) (Does not recall exact amount.)

LAND AREA: 6,188 sq.ft.

UNIT VALUE: \$20,000.00 per unit (\$23.45 per sq.ft. bldg. inc. land)

DEVELOPER: Dr. Wilfred Hiura 12/12/69

COMMENTS: Mr. Okamoto, manager of this building states that at time
of purchase rents were \$190.00 (approx. 8 apts.) to \$200.00
(approx. 4 apts.). Today rents are \$200 per month for 8 apts.
and \$220.00 per month for 4 apartments.



Address: 1645 Foster St.

Type of Improvement: three story 48 room reinforced concrete 12 apt unit building

Improvement built: 1962 Rental Rate: _____

Building Area: 10,211 sq. ft. Rents: _____

First Floor 8,611 sq. ft. At time of sale _____

Second Floor 3,411 sq. ft. \$ \$175.00 4 units \$ \$400.00

Third Floor 3,411 sq. ft. Total per sq. \$2,100.00

concrete deck 1,220 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

36 rooms have hardwood floors, 12 pine, and 12 tile floors. There are 12 bathrooms, 48 fixtures, 12 gals (glass enclosed with radiant tile). There are 12 gas heaters, fire escapes, 16 closets, 12 storage closets, wall fans, and tap water to all apartments in this building.

Assessed Valuation: Land \$ 41,500.00 Improvements \$ 175,000.00

1969-70 Taxes \$ 6,784.56



* Assessed value is 25% of above figure.



Address: 1865 Bush

Type of Improvement: three story, 72 room, wood frame over reinforced concrete
first floor, 18 unit apt. building.

Improvement Built: 1962 Rental Rate: _____

Building Area: 15,249 sq. ft. Rents: _____

First Floor 5,083 sq. ft. _____

Second Floor 5,083 sq. ft. _____

Third Floor 5,083 sq. ft. _____

balconies 885 sq. ft. _____

enclos. balconies 1,186 sq. ft. _____

enclos. paving 1,667 sq. ft. _____

Improvement Description:

Stucco with wood trim exterior over concrete foundation. Full basement, unfinished, with concrete floors. Flat, tar and gravel roof. Interior walls are plaster with formica splashes over sinks. Pine floors throughout except for tile floors in baths. 27 bathrooms, 90 fixtures, 18 glass enclosed built-in tubs with ceramic tile walls. There is electric baseboard heat with 21 wall heaters in bathrooms. One electric and hydraulic automatic passenger elevator, 5' x 5', with 1200 lb. capacity. Fire escapes, 54 closets, laundry room, and 18 hoods over ranges, are all in this building.

Assessed Valuation: * Land \$ 50,600.00 Improvements \$ 263,900.00

1969-70 Taxes \$ 9,910.04

* Assessed value is 25% of above figures.

Block 674 Lot 21

14.15

SALES DATA

GRANTOR: 1. Frank Mitsuo Hirose, a married person, as separate property, 1/5 interest
2. Jack Magotsugu Hirose, a married person, as separate property, 1/5 interest
3. William Yoshio Hirose, a married person, as separate property, 1/5 interest
4. Motoko Kanzawa, formerly Motoko Hirose, a married person, as her separate property, 1/5 interest
5. George Magotaka Hirose, a married person, as separate property, 1/5 interest

GRANTEE: Kenneth Hecht and Nan H. Hecht, his wife

ZONING: San Francisco R-4

RECORDING: Book B 57, Page 545, File No. 089738

DATE OF DEED: (1) 5/26/66 (2) 5/25/66 (3) 5/25/66 (4) 5/27/66 (5) 5/25/66

DATE OF RECORDING: 6/10/66

I.R.S. 1 thru 5 \$15.95 = \$79.75

SALE PRICE: \$72,500.00 D.T. \$62,500.00 to Magotaro Hirose and Shigeno Hirose

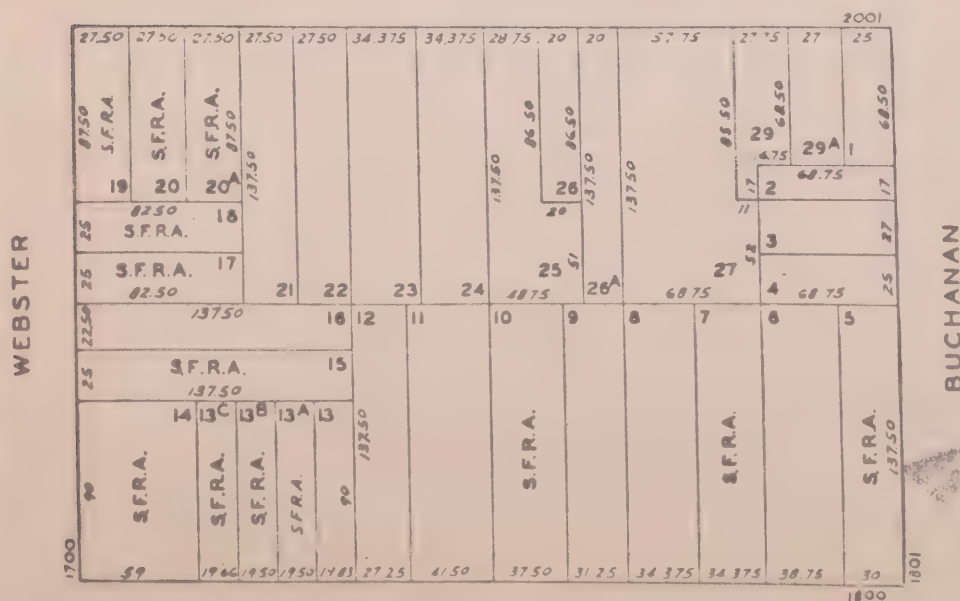
LAND AREA: 5,125 sq.ft.

UNIT VALUE

CONFIRMED: Mr. Buchanan, attorney for Mr. Hecht 12/19/69
Mr. Hecht of Legal Assistance Foundation 12/18/69

COMMENTS: Subsequently property was sold to Redevelopment Agency. Rents of property are unknown to both Mr. Hecht and Mr. Buchanan.

BUSH



Address: 1801 - 1803 Buchanan St. and 1800 - 1807 Buva

Type of Improvement: three and 1/2 story building,

Improvement Built: 1838 Rental Rate: _____

Building Area: 21,101 sq. ft. Rents: _____

First Floor 3,701 sq. ft. _____

Second Floor 3,701 sq. ft. _____

Third Floor 3,701 sq. ft. _____

1/2 story 300 sq. ft. _____

Basmt. 1,500 sq. ft. _____

Improvement Description:

Wood siding and brick exterior over brick foundation. Full basement partially finished. Gabled roof with composition shingles. Interior walls are plaster. There are pine floors, 7 bathrooms, 16 fixtures, 7 tubs, 9 fireplaces and 40 closets in this building.

Assessed valuation: * Land \$ _____ Improvements \$ _____

1969-70 Taxes \$ _____



SALES DATA

GRANTOR: William Burke, a single man, James R. Wilson, a single man and Herbert D. Kosovitz, a single man

GRANTEE: George E. L. Stewart, a single man

ZONING: San Francisco R-3

RECORDING: Book A970, Page 87, File No. 025420

DATE OF SALE: September 30, 1965 DATE OF RECORDING: 9/30/65

LOT: 32A

SALE PRICE: \$75,000.00 D.T. \$52,500.00 to San Rafael Federal Savings and Loan Assoc.

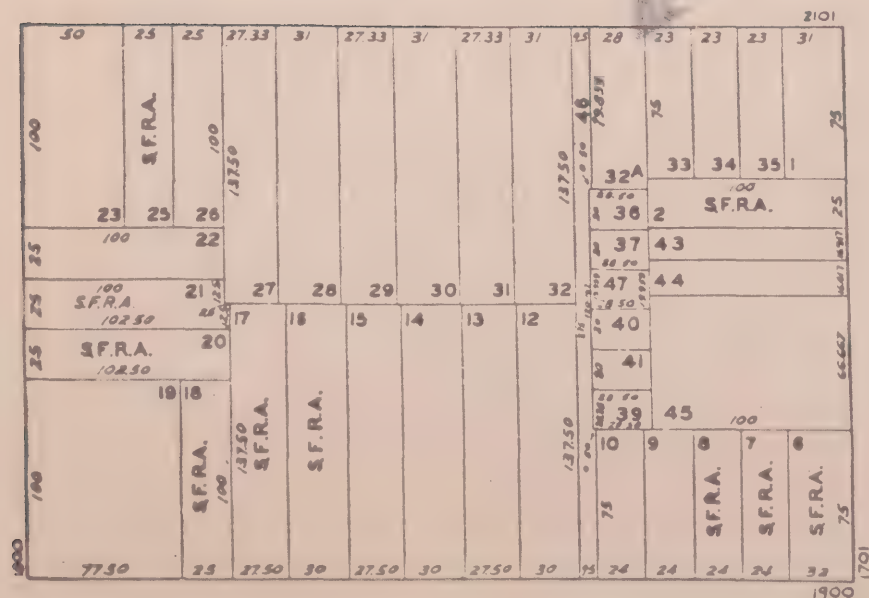
LAND AREA: 4,263 sq.ft.

UNIT VALUE: \$18,750.00 per unit (\$15.40 per sq.ft. bldg. inc. land) D.T. to grantors as beneficiaries

OWNER: Mr. Stewart 12/20/69

COMMENTS: Income from 2 flats and 2 apartments at time of sale was \$570.00 per month. Mr. Stewart who also purchased No. 6 Cottage Row, Block 677 Lot 36, for \$29,500.00, says that recently the Redevelopment Agency made him promises of loans and conditions if he would improve and rehabilitate the building. He has spent \$75.00 for an appraisal and time filling many forms out. He moved from his apartment into this property. Says he does not like the neighborhood. He came very close to being "mugged" recently. Now the lenders are holding up his financing.

BUSH



Block 677 Lot 32 A

Address: 2109 -2111 Bush St.

Type of Improvement: two story wood frame 17 room dwelling

Improvement Built: 1911 Rental Rate: _____

Building Area: 4,872 sq. ft. Rents: _____

First Floor 1,624 sq. ft. _____

Second Floor 1,624 sq. ft. _____

Third Floor _____ sq. ft. _____

fin. bsmt 1,624 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Used as two flats plus 2 apartment rentals. Brick foundation, full finished basement used as rental unit. Exterior walls are rustic shingle, asbestos siding. Plain trim. Roof is gabled with composition shingles. Interior trim is pine over plaster walls with 4 rooms having hardwood floors, 13 closets and 4 tile floors in baths. Four bathrooms with 17 fixtures. Electric water heater and electric heating system. There are 4 fireplaces.

Assessed Valuation: * Land \$ 17,500.00 Improvements \$ 33,900.00

1969-70 Taxes 1,593.00



* Assessed value is 25% of above figures.

GRANTOR: George C. Egigian and Bessie E. Egigian his wife

GRANTEE: Northwestern Title Company of San Francisco, a corporation

ZONING: San Francisco R-4

RECORDING: Book A901, Page 598; File No. N84121

DATE OF DEED: April 1, 1965 DATE OF RECORDING: 4/2/65

I.R.S. \$46.20

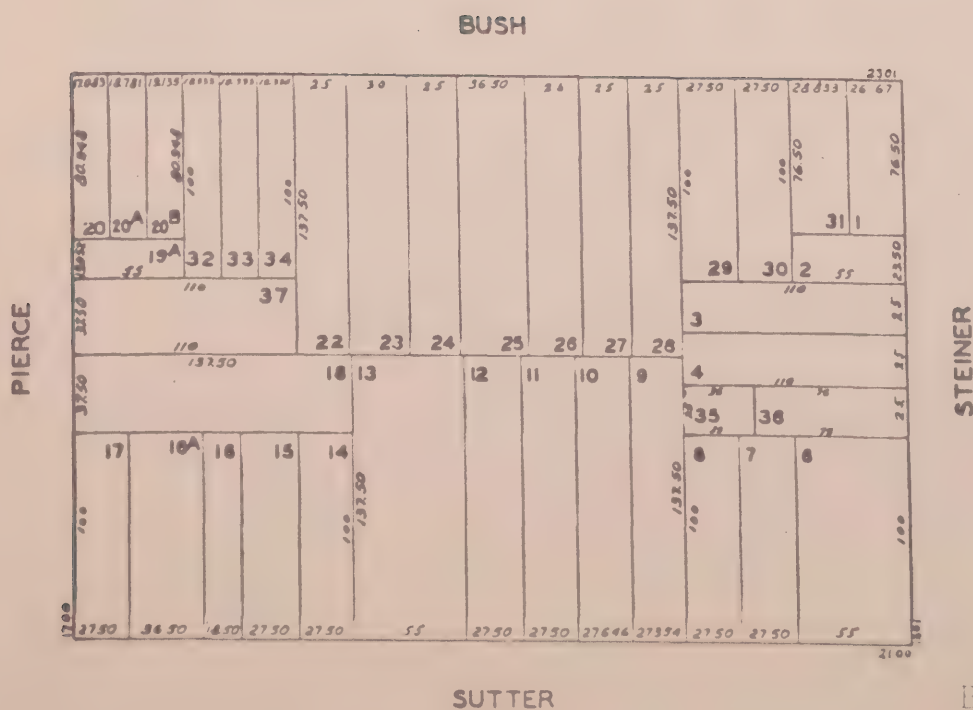
SALE PRICE: \$42,000.00

LAND AREA: 3,523 Sq.Ft. (25' x 137.5')

UNIT VALUE: \$8,400.00 per Unit

CONFIRMED: Mr. Purcell, Realtor who handles Real Estate for Church
12/22/69

COMMENTS: This is an old 3 story residence sold to the church. The 2nd. & 3rd. floors were divided into 2 units each - 4 units @ \$65.00 each and 1 unit @ \$68.00. The first floor rented for \$120.00. Total rent was \$383.00 per month. The church is eager to sell this at this time and would like to realize the \$42,000.00 invested but would be reasonable on terms.





Address: 2337-39 and 41 Bush Street

Type of Improvement: 3 story wood frame flat with 21 rooms

Improvement Built: 1890 approximately Rental Rate: _____

Building Area: 5,160 sq. ft. Rents: _____

First Floor 1,720 sq. ft. _____

Second Floor 1,720 sq. ft. _____

Third Floor 1,720 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building is rustic with plain trim and has a concrete foundation with full unfinished basement having a cement floor and a 2 car garage, also, has flat, tar and gravel roof and pine over plaster make up interior trim. Rooms have 18 hardwood floors and 3 pine floors, 3 bathrooms containing 15 fixtures, 3 tubs and 3 separate toilets. Heating is provided through a circular heater. There are also 3 fireplaces and 12 closets.

Assessed Valuation: * Land \$ 19,900.00 Improvements \$ 14,100.00

1969-70 Taxes \$ 1,044.64

* Assessed value is 25% of above figures.

Block 679 Lot 26

SALES DATA

GRANTOR: Joyna, Inc., a California Corporation, as trustee

GRANTEE: Willbell Company, a partnership

ZONING: San Francisco R-4

RECORDING: Book B142, Page 715, File No. 60083

DATE OF DEED: May 12, 1967 DATE OF RECORDING: 5/12/67

P.R.S. \$11.0

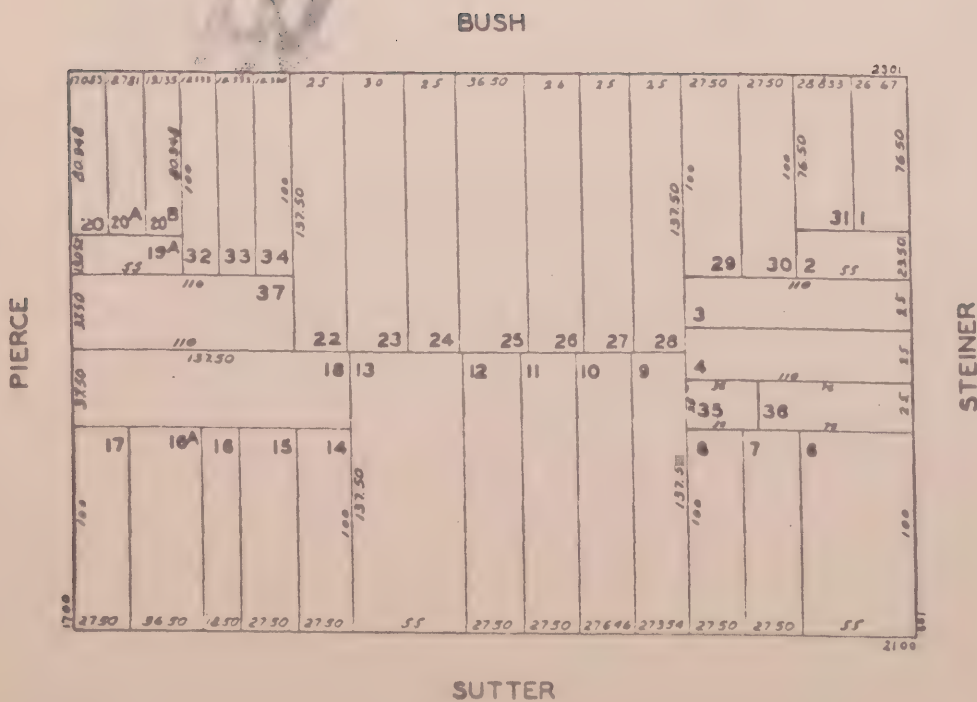
SALE PRICE \$131.38

LAND AREA: 5,500 sq.ft.

UNIT VALUE: \$5,065.00 per unit (\$3.62 per sq.ft. of bldg. inc. land.)

CONFIRMED: Trustee's Deed

COMMENTS: Sold at public auction May 4, 1967, to highest bidder. On June 12, 1967, Willbell Co. sold to John Papa, this same property for \$42,500.00 taking back a deed of trust for \$39,385.66, recorded in Book B157, pages 863 and 865. Willbell is a partnership of Peter Williams and Bruno Belli, Mr. Peter Williams signed as trustee for Joyna, Inc.





Address: 2181 - 2183 E. Rush Street

Type of Improvement: Two-story wood frame dwelling used as rental property w/ 2 apts.

Improvement Built: 1900 Rental Rate: _____

Building Area: 2,796 sq. ft. Rents: _____

First Floor 996 sq. ft. _____

Second Floor 900 sq. ft. _____

Third Floor _____ sq. ft. _____

Basement 900 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

11 rooms. Concrete foundation with a partial unfinished basement with two rooms in it. Exterior walls are rustic with plain trim. Flat, tar and gravel roof. The interior trim is pine over plaster walls, and all rooms have pine floors. Two bathrooms with fixtures. Two fireplaces.

	32.	33,100	32.	\$ 7,800.00
Assessed Valuation:	Land	33.	\$ 12,400.	Improvements
	34.	12,400.	34.	\$ 7,800.00
1969-70 Taxes	\$ 12.56 12.14, 33. \$620.64, 34. \$620.64			

*Assessed value is 25% of above figures

Block 679 Lot 32,33,34

16 28

ST 12

GRANTOR

GRANTEE

TRUST

DATE

RECORDING

BOOK

PAGE

UNIT

VAL

RENTS

RENTS

UNIT VAL 7 1/2

RENTS

RENTS

RENTS

RENTS

RENTS

RENTS

RENTS

RENTS

RENTS

RENTS

1 - 1 room	\$1 0.	10 - 1 room	\$ 75.	Total monthly income	
2 - 2 rooms	\$ 70.	11 - 2 rooms	\$100.	Total monthly income	
3 - 3 rooms	\$ 80.	12 - 2 rooms	\$100.	Total monthly income	
4 - 4 rooms	\$ 75.	13 - 3 rooms	\$ 75.	Total monthly income	
5 - 4 rooms	\$ 75.	14 - 3 rooms	\$ 75.	Total monthly income	
6 - 3 rooms	\$ 75.	15 - 3 rooms	\$ 75.	Total monthly income	
7 - 3 rooms	\$ 75.	16 - 3 rooms	\$ 75.	Total monthly income	
8 - 3 rooms	\$ 75.	17 - 3 rooms	\$ 75.	Total monthly income	
9 - 3 rooms	\$ 75.	18 - 3 rooms	\$ 75.	Total monthly income	
10 - 3 rooms	\$ 75.	19 - 3 rooms	\$ 75.	Total monthly income	
20 - 3 rooms	\$ 75.	21 - 3 rooms	\$ 75.	Total monthly income	
22 - 3 rooms	\$ 75.	23 - 3 rooms	\$ 75.	Total monthly income	
24 - 3 rooms	\$ 75.	24 - 3 rooms	\$ 75.	Total monthly income	
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27 - 3 rooms	\$ 75.	27 - 3 rooms	\$ 75.	Total monthly income	
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30 - 3 rooms	\$ 75.	30 - 3 rooms	\$ 75.	Total monthly income	
31 - 3 rooms	\$ 75.	31 - 3 rooms	\$ 75.	Total monthly income	
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58 - 3 rooms	\$ 75.	58 - 3 rooms	\$ 75.	Total monthly income	
59 - 3 rooms	\$ 75.	59 - 3 rooms	\$ 75.	Total monthly income	
60 - 3 rooms	\$ 75.	60 - 3 rooms	\$ 75.	Total monthly income	
61 - 3 rooms	\$ 75.	61 - 3 rooms	\$ 75.	Total monthly income	
62 - 3 rooms	\$ 75.	62 - 3 rooms	\$ 75.	Total monthly income	
63 - 3 rooms	\$ 75.	63 - 3 rooms	\$ 75.	Total monthly income	
64 - 3 rooms	\$ 75.	64 - 3 rooms	\$ 75.	Total monthly income	
65 - 3 rooms	\$ 75.	65 - 3 rooms	\$ 75.	Total monthly income	
66 - 3 rooms	\$ 75.	66 - 3 rooms	\$ 75.	Total monthly income	
67 - 3 rooms	\$ 75.	67 - 3 rooms	\$ 75.	Total monthly income	
68 - 3 rooms	\$ 75.	68 - 3 rooms	\$ 75.	Total monthly income	
69 - 3 rooms	\$ 75.	69 - 3 rooms	\$ 75.	Total monthly income	
70 - 3 rooms	\$ 75.	70 - 3 rooms	\$ 75.	Total monthly income	
71 - 3 rooms	\$ 75.	71 - 3 rooms	\$ 75.	Total monthly income	
72 - 3 rooms	\$ 75.	72 - 3 rooms	\$ 75.	Total monthly income	
73 - 3 rooms	\$ 75.	73 - 3 rooms	\$ 75.	Total monthly income	
74 - 3 rooms	\$ 75.	74 - 3 rooms	\$ 75.	Total monthly income	
75 - 3 rooms	\$ 75.	75 - 3 rooms	\$ 75.	Total monthly income	
76 - 3 rooms	\$ 75.	76 - 3 rooms	\$ 75.	Total monthly income	
77 - 3 rooms	\$ 75.	77 - 3 rooms	\$ 75.	Total monthly income	
78 - 3 rooms	\$ 75.	78 - 3 rooms	\$ 75.	Total monthly income	
79 - 3 rooms	\$ 75.	79 - 3 rooms	\$ 75.	Total monthly income	
80 - 3 rooms	\$ 75.	80 - 3 rooms	\$ 75.	Total monthly income	
81 - 3 rooms	\$ 75.	81 - 3 rooms	\$ 75.	Total monthly income	
82 - 3 rooms	\$ 75.	82 - 3 rooms	\$ 75.	Total monthly income	
83 - 3 rooms	\$ 75.	83 - 3 rooms	\$ 75.	Total monthly income	
84 - 3 rooms	\$ 75.	84 - 3 rooms	\$ 75.	Total monthly income	
85 - 3 rooms	\$ 75.	85 - 3 rooms	\$ 75.	Total monthly income	
86 - 3 rooms	\$ 75.	86 - 3 rooms	\$ 75.	Total monthly income	
87 - 3 rooms	\$ 75.	87 - 3 rooms	\$ 75.	Total monthly income	
88 - 3 rooms	\$ 75.	88 - 3 rooms	\$ 75.	Total monthly income	
89 - 3 rooms	\$ 75.	89 - 3 rooms	\$ 75.	Total monthly income	
90 - 3 rooms	\$ 75.	90 - 3 rooms	\$ 75.	Total monthly income	
91 - 3 rooms	\$ 75.	91 - 3 rooms	\$ 75.	Total monthly income	
92 - 3 rooms	\$ 75.	92 - 3 rooms	\$ 75.	Total monthly income	
93 - 3 rooms	\$ 75.	93 - 3 rooms	\$ 75.	Total monthly income	
94 - 3 rooms	\$ 75.	94 - 3 rooms	\$ 75.	Total monthly income	
95 - 3 rooms	\$ 75.	95 - 3 rooms	\$ 75.	Total monthly income	
96 - 3 rooms	\$ 75.	96 - 3 rooms	\$ 75.	Total monthly income	
97 - 3 rooms	\$ 75.	97 - 3 rooms	\$ 75.	Total monthly income	
98 - 3 rooms	\$ 75.	98 - 3 rooms	\$ 75.	Total monthly income	
99 - 3 rooms	\$ 75.	99 - 3 rooms	\$ 75.	Total monthly income	
100 - 3 rooms	\$ 75.	100 - 3 rooms	\$ 75.	Total monthly income	

Net yearly income \$11,777.00.

SUTTER

SCOTT

PIERCE

POST

Block 81 Lot 5



Address: 2100 Post Street

Type of Improvement: 3 story wood frame apartment with 18 apartments with 55 rooms

Improvement Built: 1924 Rental Rate: _____

Building Area: 14,330 sq. ft. Rents: _____

First Floor 4,610 sq. ft. _____

Second Floor 4,610 sq. ft. _____

Third Floor 4,610 sq. ft. _____

Basement 500 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building is rustic pressed brick and stucco over the exterior walls with a concrete foundation and a full unfinished basement with cement floor and a 7 car garage. There is a tar and gravel flat roof and pine over plaster and panel make up the interior trim. Rooms consist of 37 hardwood floors, 18 pine floors and 18 tile floors with 18 bathrooms containing 90 fixtures, 18 built-in tubs and one tile wall. Heating is provided by a gas furnace. There are 2 fire escapes, 12 refrigerators, 18 wall beds and 40 closets.

Assessed Valuation: Land \$ 40,100.00 Improvements \$ 55,400.00

1969-70 Taxes \$ 1,896.50

*Assessed value is 25% of above figures.

Block 681 Lot 5

SALES DATA

GRANTOR: Fred R. Winn as his Attorney-in-Fact, as to Parcel # 1
Fred R. Winn, an unmarried man, as to Parcels # 2 and # 3

GRANTEE: Volney P. Bell, a married man

ZONING: San Francisco R-4

RECORDING: Book B275, Page 595, File No. R16014.

DATE OF DEED: June 21, 1968 DATE OF RECORDING: 9/24/68

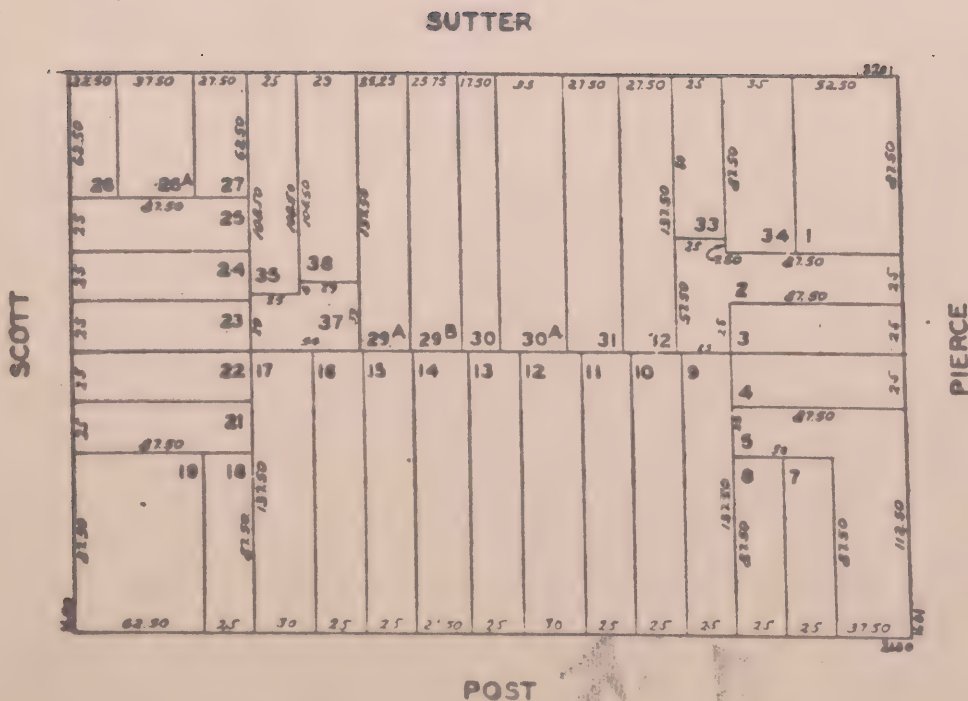
I.R.S. \$125.40

ND AREA: 9,938 sq.ft.

UNIT VALUE: \$11.47 per sq.ft

CONFIRMED: Mr. Fred Winn Attorney 12/20/69

COMMENTS: Property was improved with flats which have been torn down. Property was assembled with adjacent parcels for construction of a convalescent hospital. Mr. Winn recalls his price at \$10.00 per sq.ft. Price indicates \$11,47.



Address: 2120 - 22 Post Street

Type of Improvement: 2 story, 17 room dwelling, used as 5 apartments

Improvement Built: 1890 (approx.) Rental Rate: _____

Building Area: 3,656 sq. ft. Rents: _____

First Floor 1,500 sq. ft. _____

Second Floor 1,500 sq. ft. _____

Third Floor _____ sq. ft. _____

fin. bsmt. 656 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame, brick foundation, with a full basement, unfinished, but a portion is finished with 4 rooms. Exterior walls are rustic with a stucco front - plain trim. It has a composition and tapered gable roof. Interior trim is pine over plaster walls. There are 9 rooms with hardwood floors, 8 pine and 2 tile. There are 5 bathrooms, 26 fixtures, gas circulating heaters, and 10 closets. This dwelling was demolished sometime in 1969.

Assessed Valuation: Land \$ 23,000.00 Improvements none

1969-70 Taxes \$ 718.56

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* Assessed value is 25% of above figures.

Block 831 Lot 3

SALES DATA

GRANTOR: Julio S. J. DeJesus and Iluminada J. DeJesus, his wife

GRANTEE: Roy Chew, a married man and Richard Chew, a married man

ZONING: San Francisco R-5.

RECORDING: Book B188, Page 727, File No. 023628

DATE OF FEE: October 19, 1967 DATE OF RECORDING: 10/27/67

PRICE: \$31.90

SALE PRICE: \$29,000.00

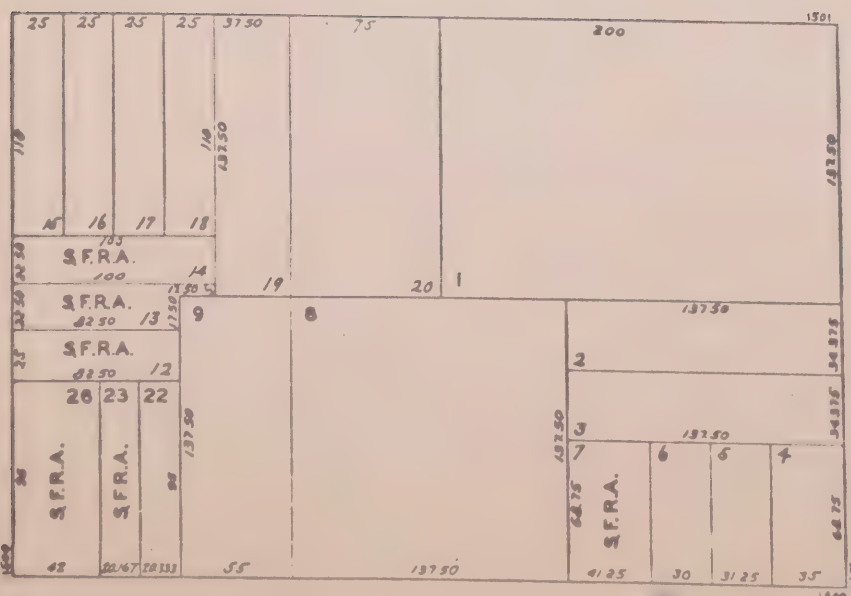
LAND AREA: 2,062 sq. ft. (30' x 68')

UNIT VALUE: \$3,222.00 per apt. (\$7.18 per sq.ft. $\times 1400$ (incl. 1200))

CONTRACT: Mr. Chew 12/26/69

COMMENTS: Mr. Chew says this price represents real estate only. There was also furniture and other things not shown. Mr. Chew owns the adjacent two pieces commanding a good corner. He says his rents were 6 units for \$42.00 and \$43.00 per month and 3 units at \$65.00 per month. He believes he could raise them but doesn't want to at this time with sale or condemnation imminent.

SUTTER



Block 688 Lot 6

Address: 1408 and 1402 Bond Street

Type of Improvement: two story wood frame apartment with 3 apt. and 18 units

Improvement Built: 1890 Rental Value: _____

Building Area: 4,040 sq. ft. Rents: _____

First Floor 1,920 sq. ft. _____

Second Floor 1,920 sq. ft. _____

Third Floor _____ sq. ft. _____

fin. basmt 200 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior walls are rustic with a plain trim. Brick foundation with a partially finished basement, cement floor. Tar and gravel flat roof. Interior trim is pine over plaster. All floors are pine. There are 2 bathrooms, 11 fixtures, and 2 tubs. Heating is provided by a circulating heater. There are 4 fireplaces and 10 closets in this building.

Assessed Valuation: * Land \$ 23,200.00 Improvements \$ 11,400.00

1968-72 Taxes \$ 1,075.72



* Assessed value is 25% of above figures.

Block 1 Lot 6

Address: 1402 70th St.

Type of Improvement: Three story brick 12 unit apartment building

Improvement built: 1915 Rental Rate: _____

Building Area: 5,733 sq. ft. Vents: _____

First Floor 2,940 sq. ft. _____

Second Floor 3,020 sq. ft. _____

Third Floor 3,020 sq. ft. _____

Basement 753 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick exterior over concrete foundation. Partial basement, unfinished, with cement floors. Flat, tar and gravel roof. Interior wall is plaster. There are 12 rooms of hardwood floors, 21 pine floors. There are 12 bathrooms, 16 fireplaces, 12 built-in tubs. 2 oil-fired steam furnaces, passenger elevator, 2 fire escapes, 12 refrigerators and 12 closets are in this building.

Assessor Valuation: Land \$ 24,000.00 Improvements \$ 27,300.00

1969-70 Taxes \$ 2,954.18



Assessed Value: 12-25-68 of 1402 70th St.

19 apt's
 3478 #

SALES DATA

GRANTOR: Robert Eisenberg and Ruth Eisenberg, his wife

GRANTEE: Stanley E. Arden, a single man

ZONING: San Francisco C-2

RECORDING: Book B 66, Page 648, File No. P02705

DATE OF DEED: July 1, 1966 DATE OF RECORDING: 7/15/66

I.R.S. \$47.85

SALE PRICE: \$120,000.00

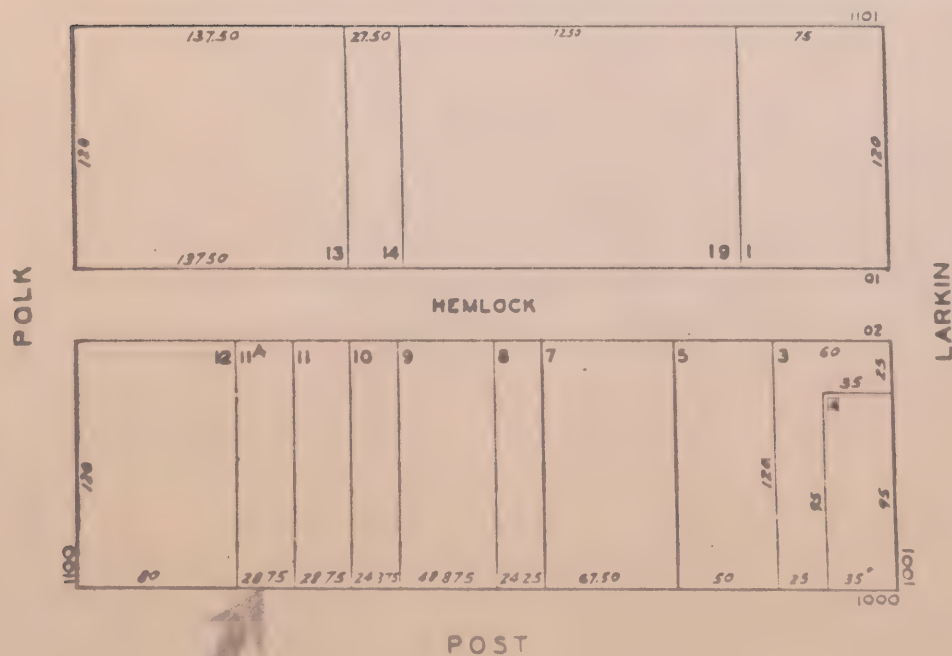
LAND AREA: 3,450 sq.ft.

UNIT VALUE: \$6,316.00 per apt. (\$12.33 per sq. ft. of bldg. inc. land.)

CONFIRMED: Mr. Robert Eisenberg, a real estate broker, 12/29/69
 Mr. Stanley Arden 12/31/69

COMMENTS: Stanley E. Arden, a single man granted realty to Title Insurance and Trust Company by deed dated July 18, 1966 and recorded 7/25/66 in Book B 69, Page 269, File No. P 04583.
 Mr. Eisenberg does not recall income at time of sale. He has just been bought out by redevelopment agency at 376 Grove and is moving all his records. Mr. Arden does not recall rent at that time either, but says in this period of time Mr. Eisenberg had given this building to his son who neglected it. Rents and income went down and income gave no reflection of value. Mr. Arden today gets \$1,800. per month (he gives one apartment to his manager). His

SUTTER expenses are approximately 45% of his gross.



Block 692 Lot 11 A

SALES DATA

GRANTOR: Deno A. Bassoni, a single man

GRANTEE: Jacob Joseph Rattner, a widower

ZONING: San Francisco C-2

RECORDING: Book B208, Page 371, File No. 038330

DATE OF DEED: January 10, 1968 DATE OF RECORDING: 1/12/68

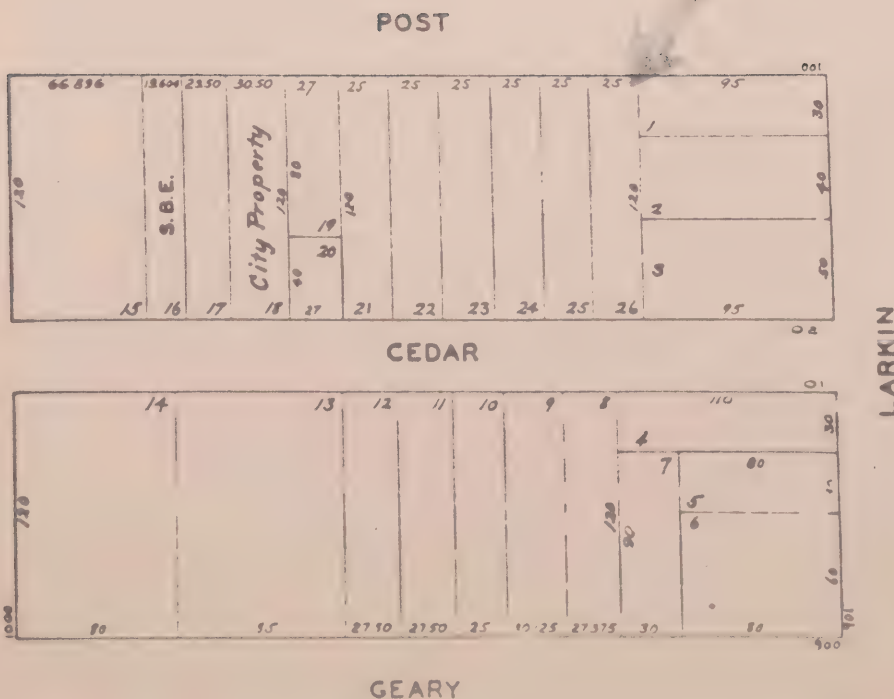
SALES PRICE: \$275,000.00

SALES TAX: \$1,200.00

UNIT VALUE: \$7,693.00 per apt. (\$19.41 per sq. ft. of bldg. inc. land)

CONFIRMED: Mr. Rattner 12/29/69
Mr. Bassoni 12/29/69

COMMENTS: Mr. Rattner says the units are all furnished and all services (including maid service) is furnished. He says he rents units presently for \$85.00 to \$90.00 per month - \$27,000.00 gross. He says it was less than this when he took over.



Block 693 Lot 26-1

Address: 1023 40th St.

Type of Improvement: four story reinforced concrete building with 54 rooms - 27 apts.

Improvement built: 1914 Rental Rate: _____

Building Area: 10,564 sq. ft. Bents: _____

First Floor 3,650 sq. ft. _____

Second Floor 3,638 sq. ft. _____

Third Floor 2,639 sq. ft. _____

4th Fl. 2,639 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Reinforced concrete building has a concrete foundation with a full, unfinished, basement with a cement floor. Exterior walls are concrete with stucco over plain trim. Roof is flat, tar and gravel. Interior trim is pine over plaster. There are all nine floors. There are 27 bathrooms, 135 fixtures. Gas furnace plus a steam system provides heat. There is one electric automatic passenger elevator, a fire escape, and each unit has a refrigerator and wall bed.

Assessed Valuation: * Land \$ 22,000.00 Improvements \$ 115,806.00

1969-70 Taxes \$ 4,357.90



* ASSESSED VALUE IS 40% OF ABOVE FIGURES.

SALES DATA

GRANTOR: Nicholas M. Sahati, an unmarried man and Sally Sahati, a single woman

GRANTEE: John Dudum and Misadeh Dudum, his wife, 1/2 interest and Butros Dudum and Nabeha Dudum, his wife, 1/2 interest

ZONING: San Francisco C-2

RECORDING: Book B 61, Page 40, File No. 092291

DATE OF DEED: June 22, 1966 DATE OF RECORDING: 6/23/66

SALE PRICE: \$72.60

SALE PRICE: \$72.60

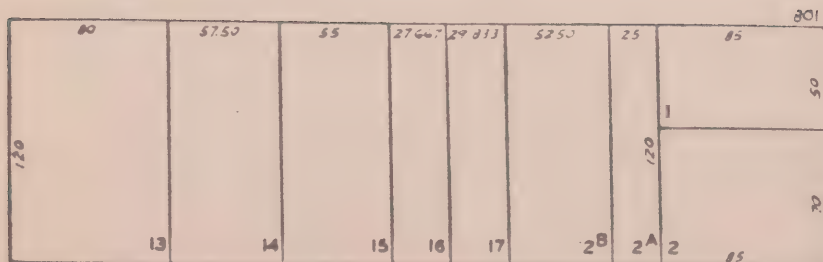
LAND AREA: 5,700 sq.ft.

UNIT VALUE: \$10.59 per sq.ft. of building (no basement) including land

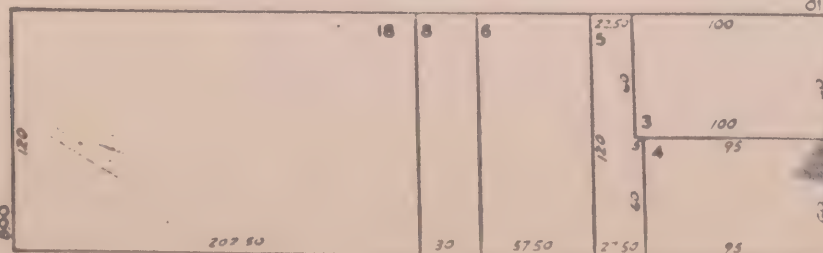
CONFIRMED: Mr. Sahati 12/29/69

COMMENTS: Mr. Sahati,reluctantly over the phone, said the income at time of sale was approximately \$2,000.00 per month.

O'FARRELL



OLIVE



ELLIS

Block 717 Lot 4

N



Address: 851 Franklin Street

Type of Improvement: Four-story reinforced concrete with wood frame building
29 units, 70 rooms.

Improvement Built: 1908 Rental Rate: _____

Building Area: 15,660 sq. ft. Rents: _____

First Floor 3,117 sq. ft. _____

Second Floor 3,117 sq. ft. _____

Third Floor 3,117 sq. ft. _____

Basement 2,137 sq. ft. _____

Fourth Floor 2,137 sq. ft. _____

Improvement Description:

This was an old hotel converted in 1964 to 27 apartment units. Concrete foundation with full finished basement with cement floors. Exterior walls are brick with concrete. Plain trim. Flat, tar and gravel roof. Interior tub to pipe over exterior walls. Pine floors with 37 tile bathrooms. 27 balconies. 112 closets, gas heating system. Served by non automatic elevators. 1500 sq. ft.

Assessed Valuation: Land \$ 44,800.00 Improvements \$ 125,200.00

1969-70 Taxes \$ 2,286.18

Block 717 Lot 16

SALES DATA

GRANTOR: Joseph Peter Verdoia and Norma P. Berdoia, his wife

GRANTEE: Vincent A. Morris and Edythe C. Morris, his wife

WHERE: San Francisco R-4

BOOK: Book A903, Page 900, File No. N85909

DATE OF DEED: March 29, 1965 DATE OF RECORDING: 4/8/65

I.R.S. \$41.80

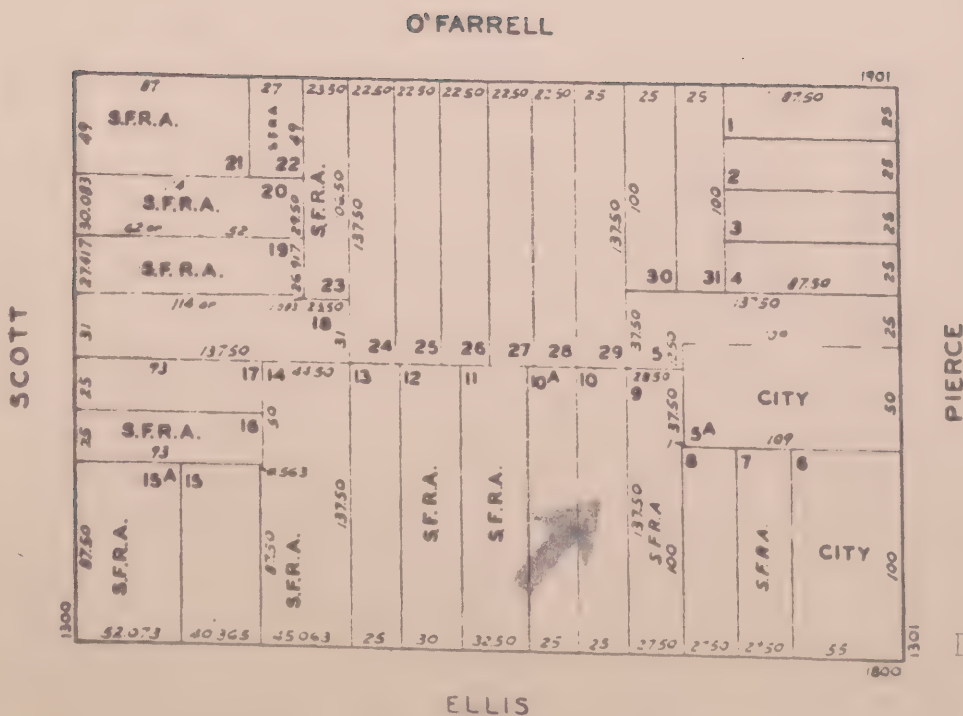
SALE PRICE: \$38,000.00 D.T. \$30,000.00 to Columbus Savings and Loan Association

LAND AREA: 1.18 AC. \$4,000.00 to Joseph Peter Verdoia, et ux

UNIT VALUE: \$11.05 per sq.ft. land and improvements

CONFIRMED: By letter from Mr. Verdoia received 1/14/70

REMARKS: Rent was approximately \$340.00 to \$360.00 per month.



Block 728 Lot 10



Address: 1934-1934A - 1936-1938 Ellis Street

Type of Improvement: Two story, 12 room wood frame, 4 flat apartment unit

Improvement Built: 1923 Rental Rate: _____

Building Area: 3,342 sq. ft. Rents: _____

First Floor 1,671 sq. ft. _____

Second Floor 1,671 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building improved with stucco and wood siding exterior over concrete foundation with full basement, unfinished, and paving cement floors. 11 ft. air and gravel roof and interior walls of plaster. Rooms consist of 8 hardwood floors, 4 pine and 4 tile floors, 4 baths with 20 fixtures, 4 built-in tubs, portable heaters, 7 wallheats and 12 closets.

Assessed Valuation: * Land \$ 5,500.00 Improvements \$ 10,500.00

1969-70 Taxes \$ 429.78

* Assessed Value is 75% of Above Figures

Block 758 Lot 10

CC. 111 Book 362, page 7, C.D. No 456

DATE OF DEED: February 15 1965 ATTORNEY RECORDING: 2/16/65

I.R.S. \$71.50

SALE PRICE: \$65,000.00 .T. \$43,000.00 to Home

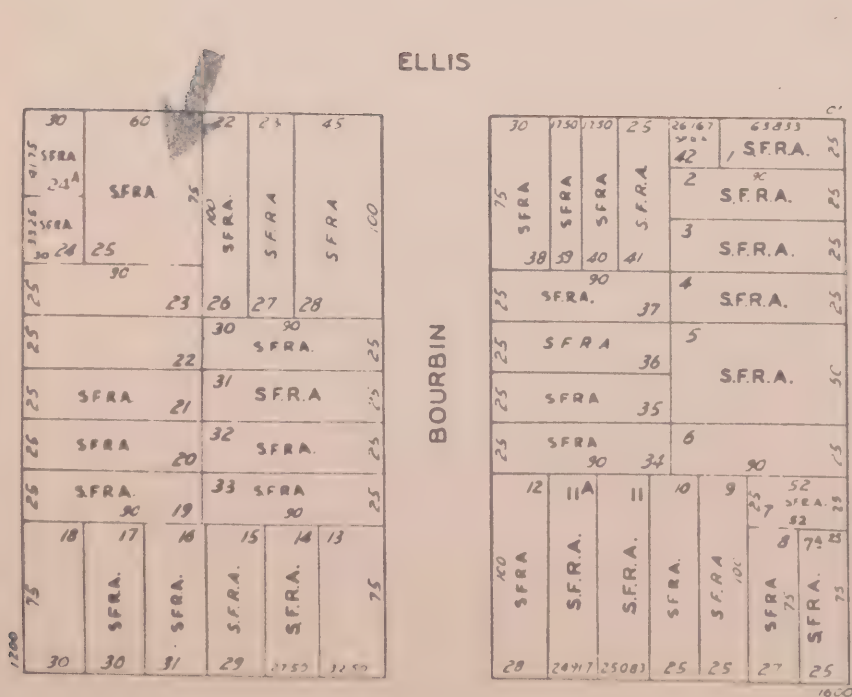
LAND AREA: 4,500 sq.ft. (60' x 75') Federal Savings and Loan Association of San Francisco

UNIT VALUE: \$10,833.00 per unit

CONFIRMED: Mr. Grant Elms of Fulton Properties 1/7, 70

COMMENTS: John Del Tredici and Barbara De Tredici, his wife granted realty to Gord G. Johnson, by deed dated 2/15/65 and recorded 2/16/65 in Book 482, Page 739, File No. N69455. I.R. \$52.00.

This building contained 5 unfurnished 4 room units rented at \$90.00 each at time of sale.



Address: 1769 Ellis Street

Type of Improvement: Two Story 27 room wood frame building

Improvement Built: 1908 Rental Rate:

Building Area: 6,600 sq. ft. Rents:

First Floor 3,300 sq. ft.

Second Floor 3,300 sq. ft.

Third Floor sq. ft.

 sq. ft.

 sq. ft.

Improvement Description:

Exterior of building is made up of wood siding and asbestos shingle. There is a full unfinished basement with cement floors and space for six cars. The roof is flat, tar and gravel. Interior walls are plastered. Rooms contain 27 pine floors, 6 bathrooms with 27 fixtures and 6 tubs, also, 15 closets .

Assessed Valuation: Land Improvements \$

1969-70 Taxes \$

Block 730 Lot 25

SALES DATA

GRANTOR: Wilkins Estates, Inc., a California Corporation

GRANTEE: Oliver Roberts, a single man

ZONING: San Francisco R-3

RECORDING: Book A975, Page 760, File No. 029634

DATE OF DEED: October 8, 1965 DATE OF RECORDING: 10/15/65

SALE PRICE: \$27,000.00 D.T. \$24,000.00 to Home Federal Savings & Loan Association

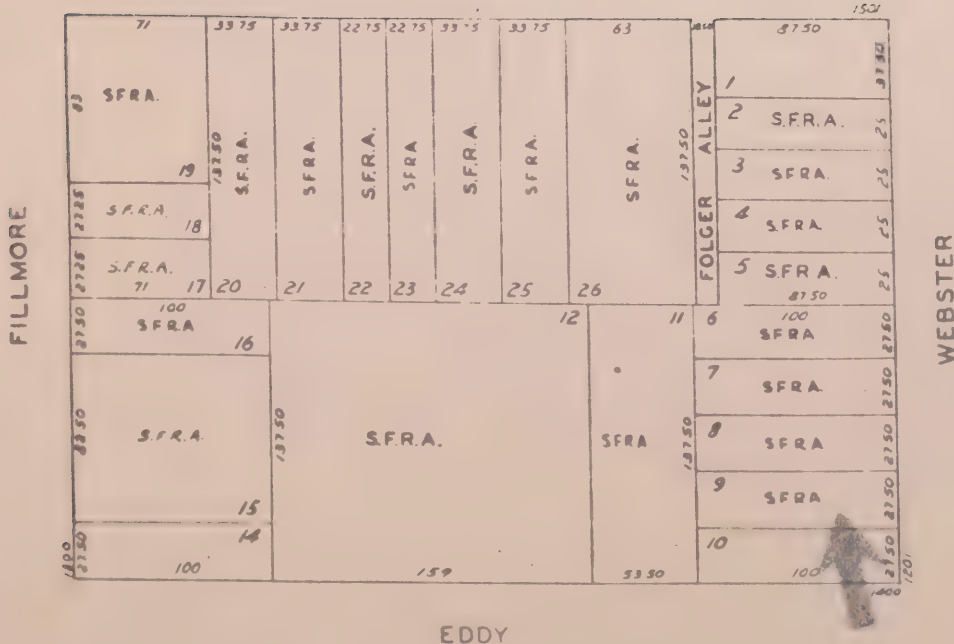
LAND AREA: 2,750 sq. ft.

UNIT VALUE: \$4.97 per sq. ft. of building

T.W. Washington, R.F. Broker and President of Wilkins Estates. 1/12/70.

Mr. Washington recalls total revenue to be \$250.00 to \$300.00. It was rented to one party, who in turn rented

ELLIS





Address: 1209 Webster Street

Type of Improvement: three story 21 room wood frame 3 bath 4 running water bldg.

Improvement Built: 1904 Rental Rate: _____

Building Area: 3,480 sq. ft. Rents. _____

First Floor 1,412 sq. ft. _____

Second Floor 1,812 sq. ft. _____

Third Floor 1,412 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Stucco and asbestos shingle exterior over concrete foundation. Partial basement, unfinished, cement floors. Gabled roof with composition shingle covering. Interior walls are plaster, pine floors, 4 bathrooms, 16 fixtures, 3 tubs. There is a circulating heat furnace. There are 5 fireplaces, 3 porches, terrace porch and dock.

Assessed Valuation: Land \$ _____ Improvements \$ _____

1969-70 Taxes \$ _____

Block 732 Lot 9

SALES DATA

GRANTOR: Marcel H. Viguie and Marcelle A. Viguie, his wife, an undivided 1/2 interest and Leo M. McClain and Inelda McClain, his wife, an undivided 1/2 interest

GRANTEE: Nathaniel L. Schmelzer, a single man

ZONING: San Francisco C-2

RECORDING: Book B255, Page 591, File No. 01296

DATE OF DEED: July 5, 1968

DATE OF RECORDING: 7/8/68

SALE PRICE: \$360,000.00

D.T. \$88,968.53 to grantors

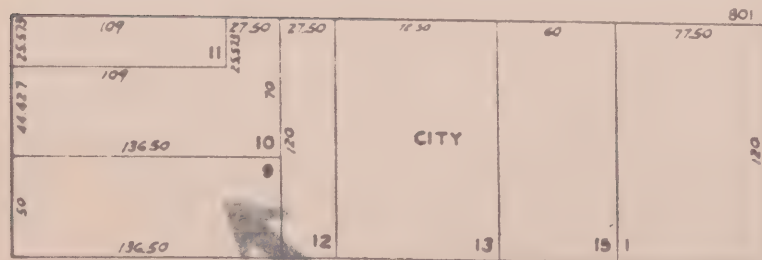
LAND AREA: 6,825 sq.f.t

UNIT VALUE: \$7,347.00 per apt.

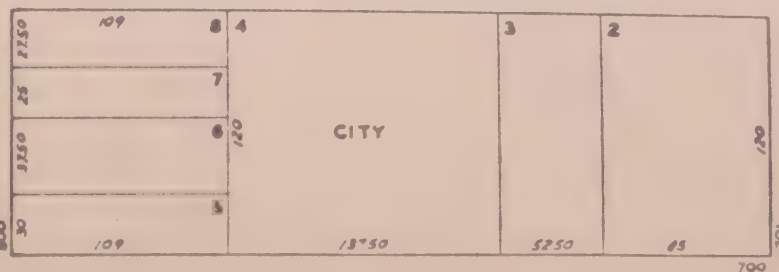
CONFIRMED: Mr. Viguie, Realtor, 1/12/70

COMMENTS: Nathaniel L. Schmeizer, single, granted realty to Western Title Insurance Company, a corporation by deed dated August 22, 1968 and recorded in Book B279, Page 751, File No. 19157 on 10/9/68. Mr. Viguie said the breakdown was approximately 29 2-rooms renting at \$70.00 month; 20 3-rooms renting at \$85.00 to \$90.00 and a studio - approx. \$85.00. Monthly gross was \$3,700. to \$3,800 per month, with an annual net between \$35,000. and \$36,000. Mr. Viguie says the new owner has put in approximately \$100,000.00 to refurbish the building and has raised rents.

ELLIS



WILLOW



EDDY

POLK

Block 739 Lot 9



Address: 840 Van Ness Avenue

Type of Improvement: 5 story brick building used as 49 apartments + studio - 117 rooms

Improvement Built: 1910 Rental Rate: _____

Building Area: 28,500 sq. ft. Rents: _____

First Floor _____ sq. ft. \$800.00 plus an increase of \$61.25 per month on a month to month basis.

Second Floor _____ sq. ft. They pay 25% over a named

Third Floor _____ sq. ft. gross rental which has been exceeded.

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

This building has a concrete foundation with a full finished basement, which is used as janitor storage. Exterior walls are brick with stucco over plain trim. Flat, tar and gravel roof with interior trim being pine over plaster walls. The floors are pine, except for bathrooms which are tile. There are 49 bathrooms, with 156 fixtures. Gas heater, one electric automatic passenger elevator and 5 fire escapes serve this building. There are wall beds in this building and 49 refrigerators.

Assessed Valuation: * Land \$ 71,400.00 Improvements \$ 253,600.00

1969-70 Taxes \$ 1,985.12

*Assessed value is 25% of above figures.

Block 739 Lot 9

Eugene M. Eirichson, deceased, and his wife
property and Address: 1077 Broadway, San Francisco, California 94103
his wife

GRANTEE: Vincent Kircher and his wife

ZONING: San Francisco 100-1

RECORDING: Book A875, Page 172, 10/10/59

DATE OF DEED: January 26, 1959

I.R.S. \$132.55

SALE PRICE: \$225,000.00

LAND AREA: 8,250 sq.ft. (100' x 120' = 12,000 sq.ft. less 3,750 sq.ft. for street and alley)

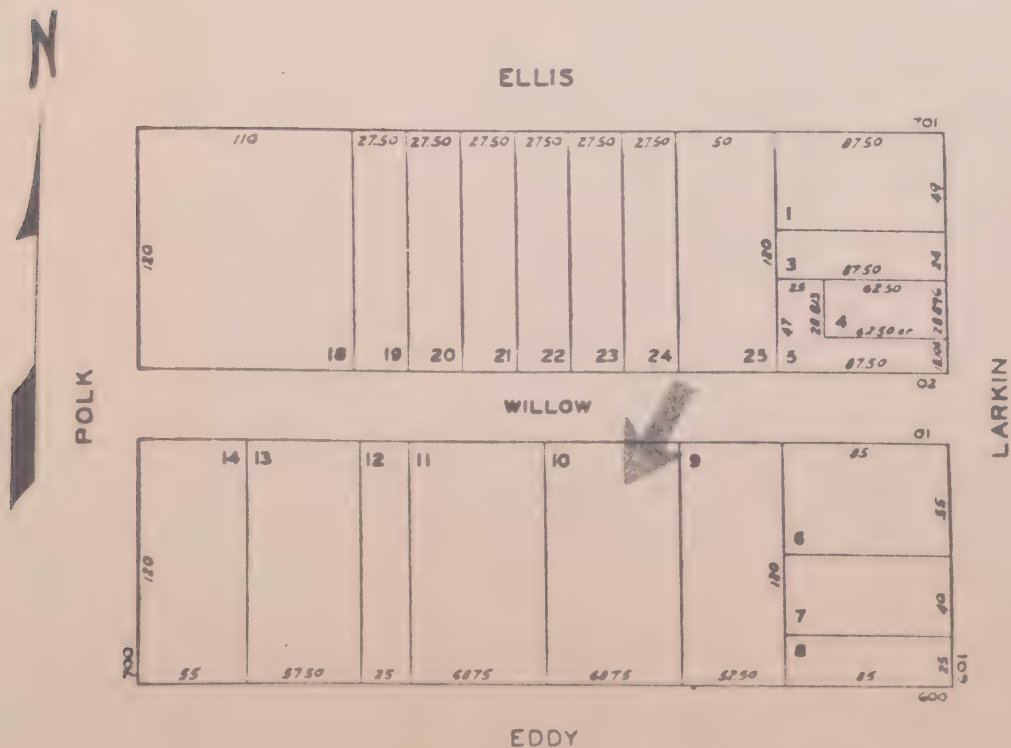
UNIT VALUE: \$9.77 per sq.ft. (based on 23,000 sq.ft. lot)

CONTAINED: Mr. Vincent Kircher

COMMENTS: This property has been used as a
residential rooming house.

- 20 Hotel rooms - rental average \$1.00 per night
- 12 - 2 room housekeeping units rental \$2.00 per week
- 11-2 room units (no cooking facilities) rental \$1.00 per week
- 6-3 room apartments housekeeping rental \$1.25 per week

All units completely furnished and ready for occupancy. Storage space available. "Olympic Apartments".



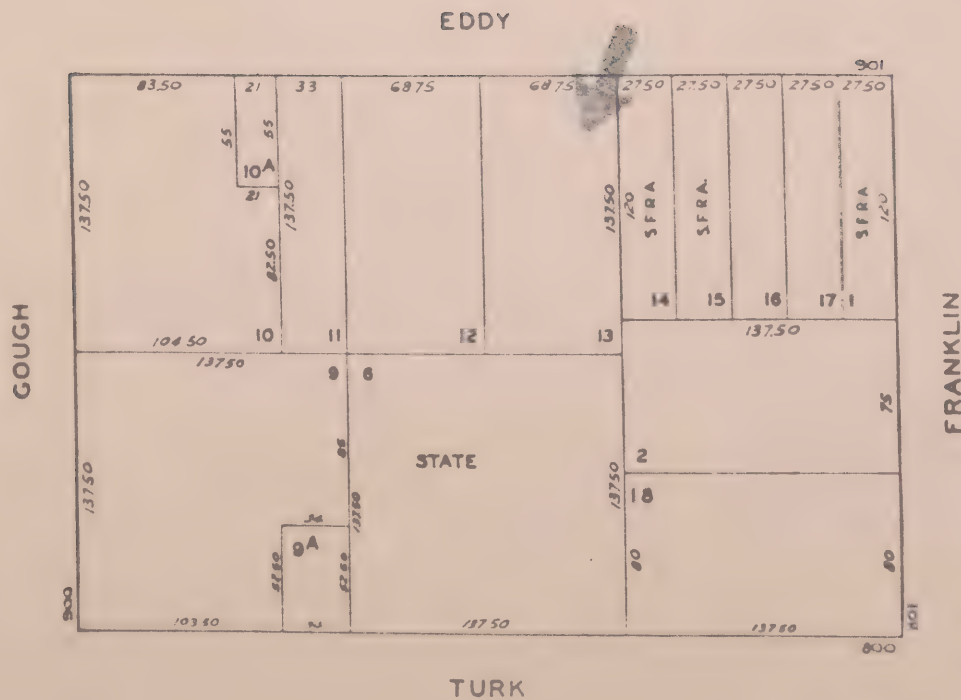
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Improvement description:

Assessed Value of: Land \$ 81,000.00 Improvements \$ 111,000.00





Block 744 Lot 13

Address: 939 Eddy Street

Type of Improvement: This is a 4 story wood frame building containing 36 apartments

Improvement Built: 1 25 Rental Rate: _____

Building Area: 16,733 sq. ft. Rents: _____

First Floor 2,637 sq. ft. _____

Second Floor 5,596 sq. ft. _____

Third Floor 5,596 sq. ft. _____

Fourth Floor 2,909 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Pressed brick, rustic and stucco with plain trim make up the exterior walls. There is a concrete foundation and full unfinished cement floor basement and an 8 car garage. There is a tar and gravel flat roof and pine over plaster make up the interior trim. There are 36 hardwood floors, 36 pine floors, 36 tile floors, 144 fixtures in 36 bathrooms with 36 built in tubs. Heating is provided by a steam gas furnace. There are six fire escapes, 36 refrigerators, 36 wall beds and 36 closets.

Assessed Valuation: * Land \$ 5 Improvements \$ 151,000.00

1969-70 Taxes \$ 12,100.00



*Assessed value is 25% of above figures.

Block 744 Lot 13

Address: 1201 - 11 Buchanan St.

Type of Improvement: three story, 19 room dwelling, used as 6 flats

Improvement Built: 1880 Rental Rate:

Building Area: 11,940 sq. ft. Rents:

First Floor 3,980 sq. ft.

Second Floor 3,980' sq. ft.

Third Floor 3,980 sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Partial brick and concrete foundation. Full cement floor basement, unfinished. Exterior walls are rustic with plain trim. There is one side with asbestos siding. Gabled composition roof. Interior trim is pine over plaster walls, with miscellaneous tongue and groove throughout. There are 20 rooms with pine floors, 39 fixtures in 6 bathrooms, 12 gas circulating heaters, 1 metal fire escape, 6 porches and 33 closets in this building.

There was a small building demolished from this lot in 1969.

Assessed Valuation: Land \$ Improvements \$

1969-70 Taxes \$

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G TOR: Beulah Credit

GRANTEE: Willbell Company, a partnership

ZONING: San Francisco

RECORDING: Book A902, Page 986, File No. N85189

DATE OF DEED: April 1, 1965 DATE OF RECORDING: 4/6/65

I.R.S. Non-affixed

SALE PRICE: \$28,000.00

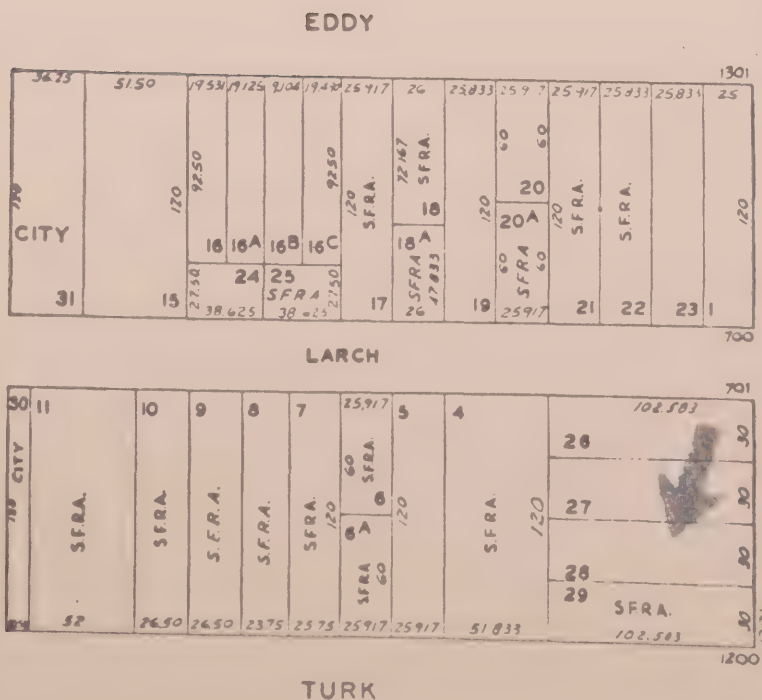
LAND AREA: 3,078 Sq.Ft. (30' x 102.583')

UNIT VALUE: \$14,000.00 per Unit

CONFIRMER: Bruno Belli, Realtor also of Willbell 1/12/70

COMMENTS: John Baird, Sr., a single man conveyed realty to Beulah Credit, a widow, by deed dated 4/1/65 and recorded 4/6/65 in Book A902, Page 985, File No. N85188.

Mr. Belli says the property was really purchased from Bishop Miller to Baird to Beulah Credit, a client to them (Mr. Williams and Mr. Belli). The building contained 2 flats renting for \$85.00 each per month which were raised to \$115.00 each per month.





Address: 1435 Eddy Street Zoning C-2

Type of Improvement: This is a 3 story wood frame building containing 12 apartments with 25 rooms.

Improvement Built: 1926 Rental Rate: _____

Building Area: 8,700 sq. ft. Rents: _____

First Floor 2,900 sq. ft. _____

Second Floor 2,900 sq. ft. _____

Third Floor 2,900 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Pressed brick, rustic stucco with plain trim make up the exterior walls. There is a concrete foundation and a full unfinished cement floor basement. There is also a 6 car garage. There is a tar and gravel flat roof and pine over plaster make up the interior trim. There are 13 hardwood floors, 12 pine floors, 12 tile floors, 60 fixtures in 12 bathrooms and 12 built-in tubs. Heating is provided by steam oil furnace. There are 12 refrigerators, 12 wall beds and 24 closets.

Assessed Valuation: * Land \$ 14,400.00 Improvements \$ 78,800

1969-70 Taxes \$ 2,878.92

* Assessed value is 25% of above figures

Block 749 Lot 6B

12. 2/66
8 15-12-7

SALES DATA

GRANTOR: Evelyn Ashby, a widow

GRANTEE: Duane Lindemann and Rina Lindemann, his wife

ZONING: San Francisco R-3

RECORDING: Book B 57, Page 641, File No. 089784

DATE OF SALE: June 1, 1966 DATE OF RECORDING: 6/10/66

SALE PRICE: \$69,500.00 D.T. \$9,850.00 to grantor

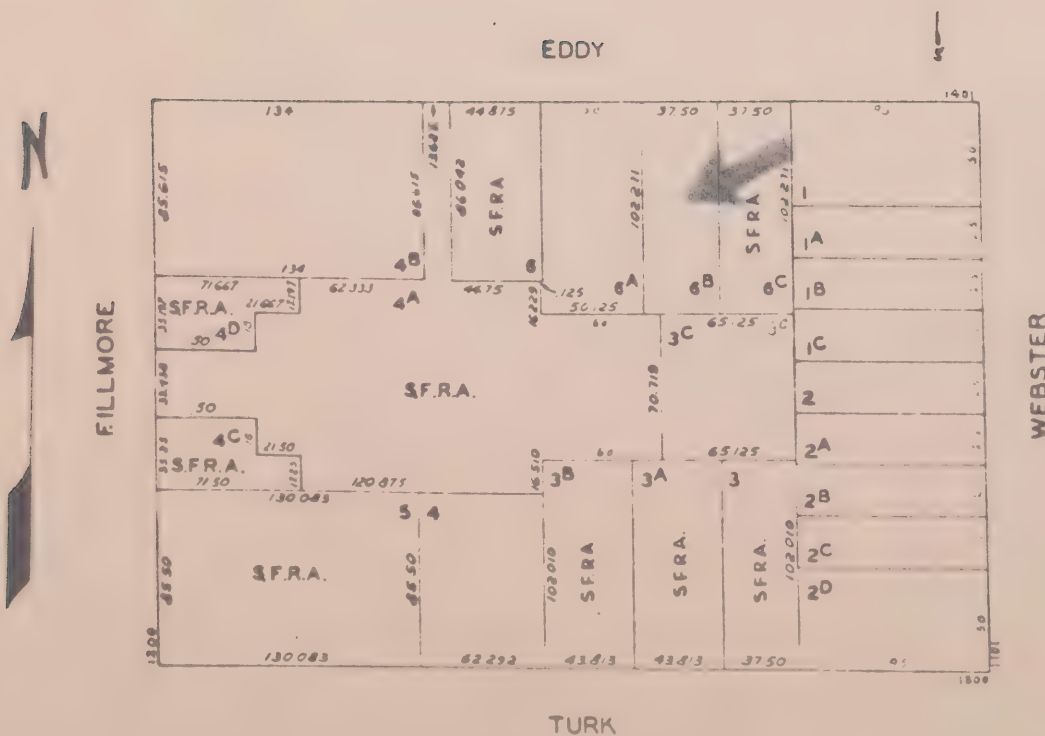
LAND AREA: 3,700 sq. ft. (17.2' x 212.2')

UNIT VALUE: \$5,792.00 per Unit

COMMISSION: Mr. Charles W. Mosser (Phillips Realty)

COMMENTS: This is a 12 unit building rented at the time of sale as follows:

Apt. #1 - \$ 75.00	Apt. #8 - \$ 65.00
Apt. #2 - 65.00	Apt. #9 - 65.00
Apt. #3 - 70.00	Apt. #10 - 65.00
Apt. #4 - 65.00	Apt. #11 - 65.00
Apt. #5 - 65.00	Apt. #12 - 65.00
Apt. #6 - 65.00	4 Garages - 40.00
Apt. #7 - 65.00	<u>\$835.00 per Mo.</u>



Block 749 Lot 6B-1

SALES DATA

GRANTOR: Lytton Savings and Loan Association of Northern California

GRANTEE: Gaetano Genovese and Nancy E. Genovese, his wife

~~ADDRESS:~~ San Francisco R-4

RECORDING: Book B 57, Page 919, File No. 090038

DATE OF DEED: June 7, 1966 DATE OF RECORDING: 6/13/66

~~1.1.1.1.~~ \$56.10

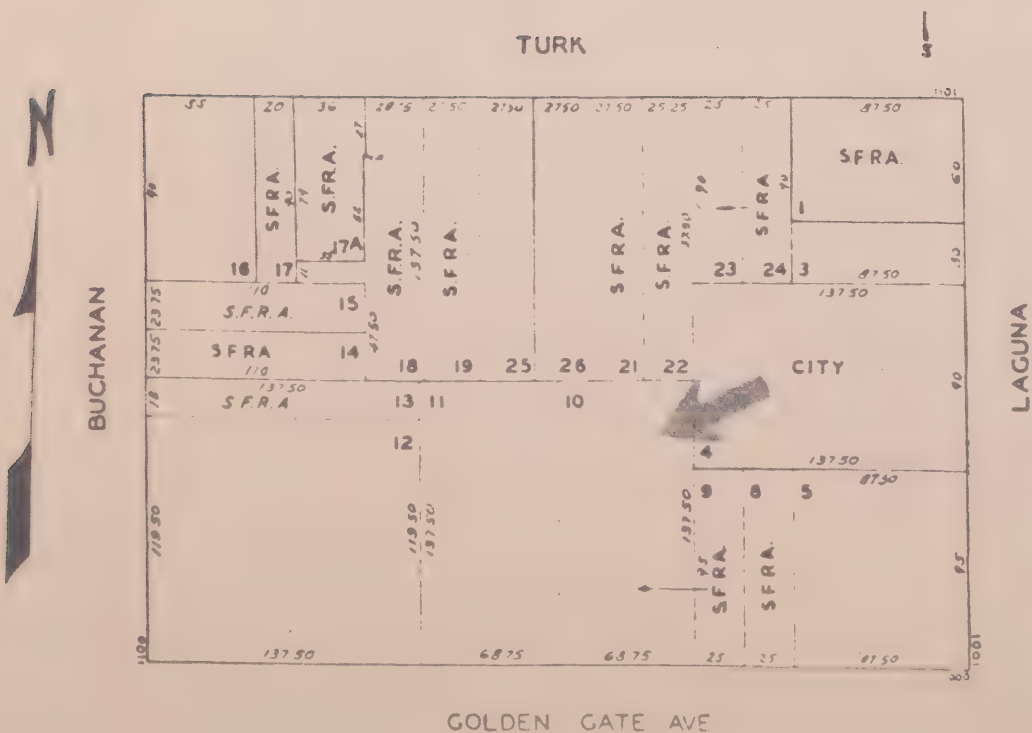
SALE PRICE: \$51,000.00 D.T. \$45,900.00 to Lytton Savings and Loan Association

LAND AREA: 9,453 sq.ft.

UNIT VALUE: \$2,429.00 per apt. (\$3.61 per sq.ft. of bldg. inc land)

CONFIRMED: Judy Rohrwild, of Equitable Savings & Loan (Lytton) 1/8/70

COMMENTS: No rental data is available. Damaged by fire.



Block 758 Lot 10

Address: 1020 - 28 Golden Gate Ave.

Type of Improvement: three story 52 room wood frame 21 housekeeping apts.

Improvement Built: 1907 Rental Rate:

Building Area: 14,125 sq. ft. Rents:

First Floor 4,775 sq. ft.

Second Floor 4,675 sq. ft.

Third Floor 4,675 sq. ft.

 sq. ft.

 sq. ft.

Improvement Description:

Stucco and wood siding exterior over concrete foundation. No basement.
Flat, tar and gravel roof. Interior walls are plaster. There are 49 rooms with
hardwood floors, 3 have cement. There are 5 bathrooms, 56 fixtures, 4 tubs
and 5 tile showers, also 3 separate toilets. There are 24 circulating heaters,
2 fire escapes, and 24 closets in this building.

Assessed Valuation: Land \$ Improvements \$

1969-70 Taxes \$

Block 758 Lot 10

SALES DATA

GRANTOR: Lea Rasmussen and Barbara Rasmussen, his wife

GRANTEE: Floyd L. Edwards, Jr.

ZONING: San Francisco R-4

RECORDING: Book B170, Page 754, File No. 10291

DATE OF DEED: August 9, 1967 DATE OF RECORDING: 8/22/67

I.R.S.: Non-affixed

SALE PRICE: \$85,000.00

LAND AREA: 5,975 sq.ft. (50' x 119.5')

UNIT VALUE: \$7,083.00 per unit (\$15.88 per sq.ft. of building including land)

CONFIRMED: Lea Rasmussen 1/5/70 and Floyd L. Edwards Jr. 1/6/70

COMMENTS: Northwestern Title Company of San Francisco granted realty to Bernice Richardson, a widow by deed dated April 2, 1968 and recorded 4/2/68 in Book B230, Page 257, File No. 054579 - I.R.S. \$15.95.

This property was purchased on a contract for sale with many cross deedings. Mr. Edwards who is a realtor has recently with Mr. Rasmussen. This deal was purchased by Mr. Edwards' mother. There are 12-2 room apartments which rented for \$60. to \$80. per month averaging \$72.50. Today these rent for \$85. Recently they rented one for \$90.

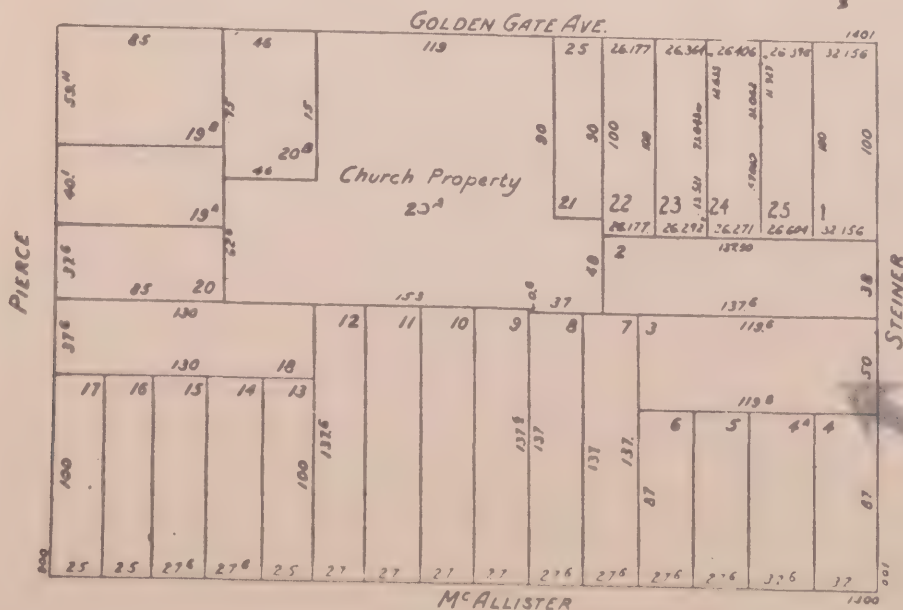
Income at time of Sale:

2 - 2rooms @ \$65. = \$130.00	2 -2 rooms @ \$80. = \$160.00	Total Montly
1 - 2 rooms @ \$70. = \$ 70.00	4 - 2 rooms @ \$85.= \$340.00	Income
2 - 2 rooms @ \$75. = \$150.00	2 garages = \$ 10.00	\$927.50
1- 2 rooms @ \$77.50 = \$ 77.50		Total Yearly
		Income
		\$11,130.00

Total Expenses (yearly)
\$2,071.00

Net Annual Income
\$9,059.00

Block 775 Lot 2





Address: 1025 Steiner Street

Type of Improvement: Two story wood frame building containing 2 garages, 12 apartments and 24 rooms

Improvement Built: 1906 Rental Rate: _____

Building Area: 5,352 sq. ft. Rents: _____

First Floor 2,676 sq. ft. _____

Second Floor 2,676 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

The exterior walls are rustic and stucco with plain trim. There is a concrete foundation and a partial unfinished basement with cement floor. There is a tar and gravel flat roof and pine over plaster make up the interior trim. Rooms contain 12 pine floor, 12 hardwood floors, and 12 bathrooms with 60 fixtures and 12 built in tubs. Heating is provided by a circular gas furnace. There are 12 closets and one fire escape.

Assessed Valuation: * Land \$ 18,000.00 Improvements \$ 34,700.00

1969-70 Taxes \$ 1636.64

*Assessed value is 25% of above figures.

Block 775 Lot 3

2,784 s'.ft. (34' x 37')





Address: 1301 Spruett Street and 1305, 1307, 1309 McAllister Street

Type of Improvement: There is a 3 story wood frame building containing 12 rooming units with 27 rooms

Improvement Built: 1900 Rental Rate: _____

Building Area: 8,534 sq. ft. Rents: _____

First Floor 2,534 sq. ft. _____

Second Floor 2,830 sq. ft. _____

Third Floor 2,530 sq. ft. _____

Basement 1,650 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

rustic cement blocks and plain trim make up the exterior walls. There is a front porch and a full finished cement floor basement and a one car garage. There is a flat and gabled flat roof and pine over plaster and beamed ceilings make up the interior trim. There are 27 pine floors, 81 fixtures and 6 basins with 4 tubs and 1 separate toilet. Heating is provided by 6 radiator heaters. There are 25 closets.

Assessed Valuation: Land \$ 11,000.00 Improvements \$ 17,500.00

1969-70 Taxes \$ 175.72

*Assessed value is net of above figures.

Block 775 Lot 4

SALES DATA

GRANTOR: Levon Mosgofian and Lillian Mosgofian, his wife, an undivided 1/3 interest; Ralph Kazanjian and Elsie Kazanjian, his wife, 1/3 interest and Saul Barish and Hester Barish, his wife, 1/3 interest

GRANTEE: Elise Mahoney, a single woman

ZONING: San Francisco R-4

RECORDING: Book B220, Page 122, File No. 047110

DATE OF DEED: 1/29/70 1968 DATE OF RECORDING: 2/29/68

NET PRICE: \$41,000.00

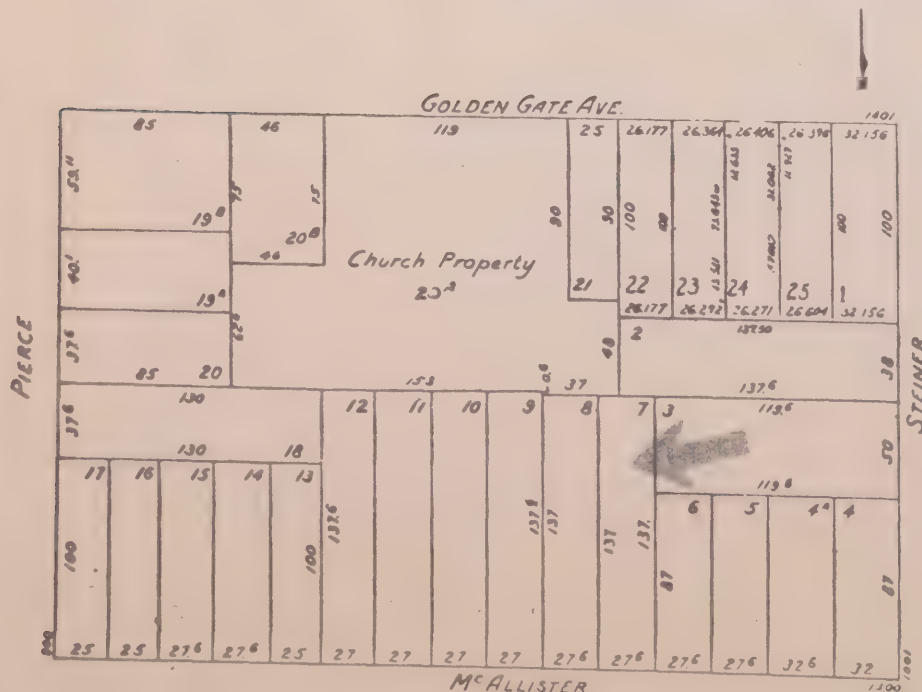
D.T. \$14,922.07 to grantors

LAND AREA: 3,768 sq.ft. (27.5' x 137')

UNIT VALUE: \$5.21 per sq.ft. building including land

CONTRIBUTORS: Mr. Mosgofian 1/5/70 and Mr. Tom Daly 1/7/70

COMMENTS: Mr. Mosgofian recalled rent at \$395.00 per month gross but did not recall price. He suggested calling Tom Daly of Colonia Realty. Mr. Daly said this not legally a rooming house but was and is so rented. Mr. Daly said \$32,000.00 was very close to being right but he felt that without permits for rooming house, price should be more like \$32,000.00. Also, Mr. Mosgof sold for \$2000.00 carrying back all financing.



Block 775 Lot 7

Address:

1221 34th St and 31 McAlister Street

Type of Improvement:

3 1/2 story wood frame building containing 23 rooms

Improvement Built:

1900 (approximately)

Rental Rate:

Building Area:

7,460

sq. ft.

Rents:

First Floor

2,290

sq. ft.

Second Floor

2,200

sq. ft.

Third Floor

2,200

sq. ft.

Attic

600

sq. ft.

Basement

600

sq. ft.

Improvement Description:

Plastic with plain trim make up the exterior walls of the building, also has a concrete foundation and a full unfinished basement with concrete floor, a composition shingle dome gabled roof and pine over plaster interior trim. Rooms consist of 23 pine floors, 2 bathrooms with 21 fixtures and 3 tubs and 4 separate toilets. Heating is provided by 3 circular heaters. There are 6 fireplaces and 3 porches and 18 closets.

Assessed Valuation:

Land

\$ 10,200.00

Improvements

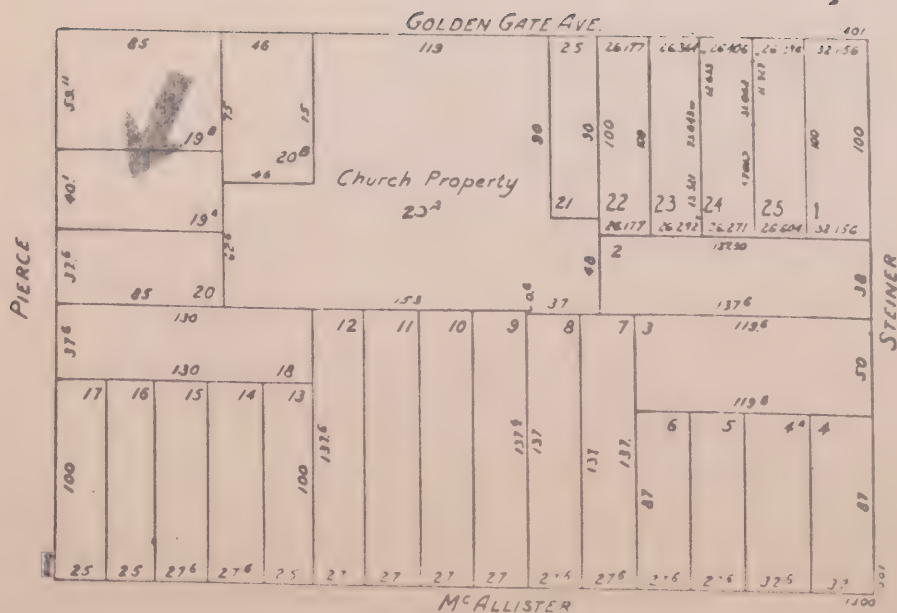
\$ 10,500.00

1969-70 Taxes

\$ 3,252.00

* Assessed value is 30% of above figures.

Block 775 Lot 1



Address: 158 Vance Street

Type of Improvement: Three story wood frame dwelling with 30 rooms

Improvement Built: 1927 Rental Rate: _____

Building Area: 7,575 sq. ft. Rents: _____

First Floor 2,525 sq. ft. _____

Second Floor 2,525 sq. ft. _____

Third Floor 2,525 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

This has a concrete floor foundation with full unfinished basement with six car parking. The front exterior wall is brick veneer with the rest rustic with plain trim and a flat tar and gravel roof. The interior trim is pine over plaster walls. There are 11 hardwood floors, 11 pine and 11 tile floors in the rooms along with 13 bedrooms with 53 fixtures. An oil furnace supplies steam heat to this dwelling and this dwelling is used as 11 apartment units. There are 11 refrigerators, 11 wallbeds and 3 fire escapes serving it.

Assessed Valuation: * Land \$ 11,500.00 Improvements \$ 35,900.00

1963-70 Taxes \$ 2,448.72



*Assessed value is 25% of above figures.

Block 775 Lot 19A

SALES DATA

GRANTOR: Lytton Financial Corporation

GRANTEE: Lytton Savings and Loan Association of Northern Calif.

ZONING: San Francisco

RECORDING: Book B104, Page 491, File No. P31111

DATE OF DEED: December 13, 1966 DATE OF RECORDING: 12/19/66

I.R.S. \$39.05

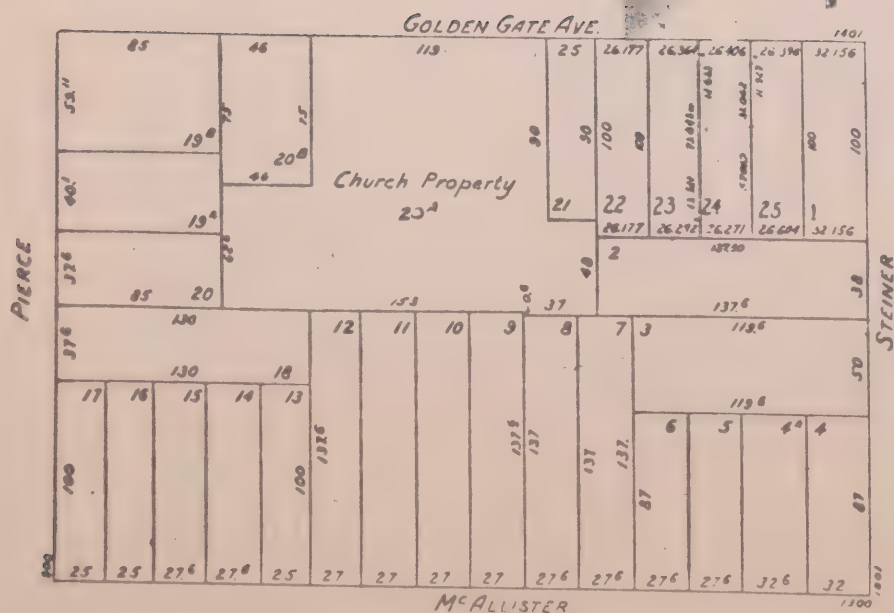
SALE PRICE: \$35,402.09

LAND AREA: 2,677 sq. ft. (26.177' x 100')

UNIT VALUE.

CONFIRMED: Judy Rohrwild of Equitable S. & L. (Formerly Lytton S. & L.)
1/8/70

COMMENTS: Theodore W. Rosenak, et ux, conveyed deed ot trust to above grantor, as trustee, which was defaulted. Sold in a package of several parcels to Jeromy Ets Hokin July 28, 1967 with full loan 6 1/4% - 25 years. No rental data is available.



Block 775 Lot 22

Address: 1421, 23, 25 Golden Gate Avenue

Type of Improvement: This is a 3 story wood frame building containing 6 apartment

Improvement Built: 1890 approximately Rental Rate: _____

Building Area: 5,109 sq. ft. Rents: _____

First Floor 1,703 sq. ft. _____

Second Floor 1,703 sq. ft. _____

Third Floor 1,703 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

The exterior walls are rustic with plain trim. Building has a brick foundation and a full unfinished cement floor basement, also, a 3 car garage and a composition shingle gabled roof. Pine over plaster make up the interior trim. Rooms have 21 pine floors, 24 fixtures, 6 bathrooms, 6 tubs, 3 of which are built in.

Assessed Valuation: * Land \$ 9,900.00 Improvements \$ 23,100.00

1969-70 Taxes \$ 1,173.02

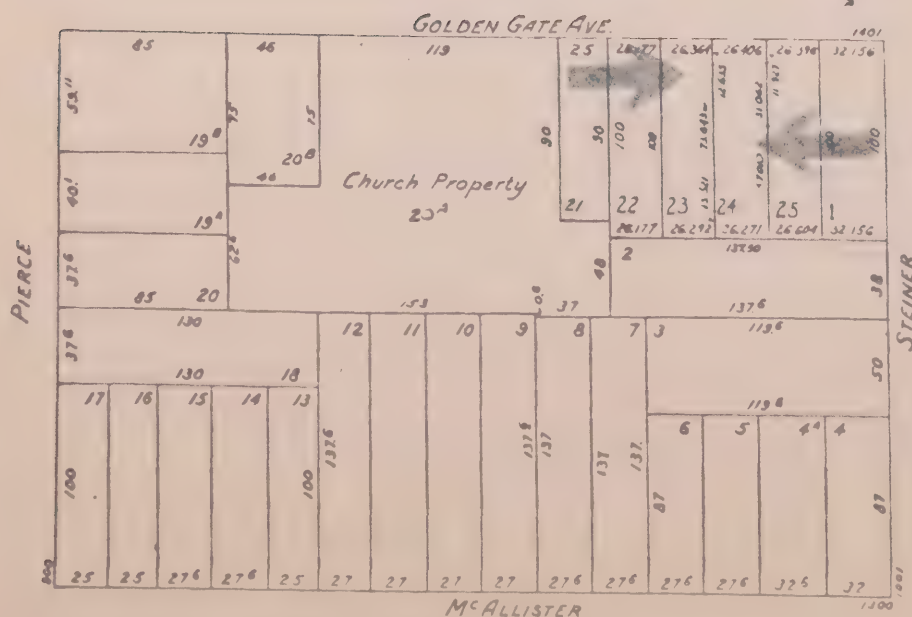


*Assessed value is 25% of above figures.

Block 775 Lot 22

~~\$~~ 14 38

SALES DATA



Block 775 L t 23 and 24

Address: 1417-1419 Golden Gate Ave.

Type of Improvement: three and 1/2 story, 20 rooms, wood frame.

Improvement Built: 1890 Rental Rate: _____

Building Area: 5,100 sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full basement, unfinished, with a cement floor. Exterior walls are rustic with a plain trim. Dormer-type roof with composition roofing. Interior trim is pine over plaster walls, with some tongue and groove. There are 20 rooms with pine floors, 3 bathrooms, 12 fixtures, 6 gas circulating heaters, 2 fire escapes, 3 porches and 9 closets in this building.

Assessed Valuation: * Land 50,000. Improvements \$ 100,000.

1969-70 Taxes 10,000.



* Assessed value is 25% of above figures.

Block 775 Lot 23

Address: 1409 - 11A Golden Gate Ave.

Type of Improvement: three story, 20 room dwelling, wood frame

Improvement Built: 1890 Rental Rate:

Building Area: 5,160 sq. ft. Rents:

First Floor 1,720 sq. ft.

Second Floor 1,720 sq. ft.

Third Floor 1,720 sq. ft.

 sq. ft.

 sq. ft.

Improvement Description:

Concrete foundation with a full basement, unfinished. Exterior walls are rustic with a plain trim. Dormer composition shingle roof. Interior trim is pine over plaster walls with some tongue and groove. 3 bathrooms with 12 fixtures, 6 circulating heaters, 2 fire escapes, 3 porches and 10 closets are in this building.

Assessed Valuation: * Land \$ 9,400.00 Improvements \$ 18,400.00

1969-70 Taxes \$ 854.14

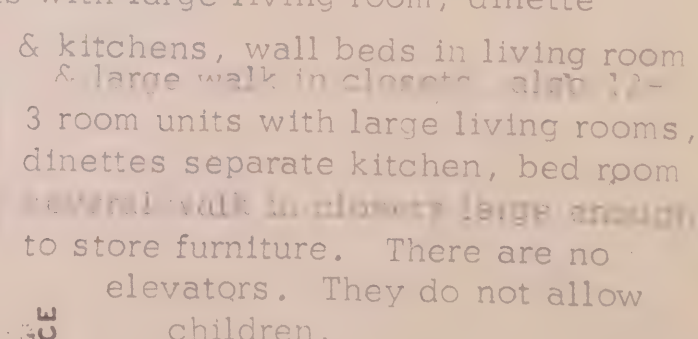
* Assessed value is 25% of above figures.

Block 775 Lot 24

Rena Pontier said she does not know rent at the time of sale or presently but will call on her, she will look them up. Previously Miss. Pontier's father owned building and sold it and after looking around decided they wanted it back. Miss. er feels they paid a high price to get it back but the satisfaction of getting back a quality building with a large lobby, individual parking and individual lockers for tenant in the basement. There are 6-2 room units with large living room, dinette

GOLDEN GATE AVE.

& kitchens, wall beds in living room & large walk in closets also 12-3 room units with large living rooms dinettes separate kitchen, bed room several walk in closets large enough to store furniture. There are no elevators. They do not allow children.



Block 776 Lot 4

Address: 341 McAllister

Type of Improvement: Three story 48 room wood frame 18 unit apartment building

Improvement Built: 1920 Rental Rate: _____

Building Area: 15,120 sq. ft. Terms: _____

First Floor 5,200 sq. ft. _____

Second Floor 5,200 sq. ft. _____

Third Floor 5,200 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building consists of stucco and wood siding exterior over concrete floors. There is a full basement, unfinished, with cement floors and space to park 14 cars. flat, tar and gravel roof. Interior walls of plaster and rooms consisting of 3 hardwood, 18 pine and 18 tile floors, 18 baths with 90 fixtures, 18 built-in tubs, 18 ceramic tile walls, and oil fired steam heat, 2 fire escapes, a sprinkler system, 18 refrigerators, 18 wallbeds and 36 closets.

Assessed Valuation: * Land \$ 24,100.00 Improvements \$ 117,500.00

1969-70 Taxes \$ 4,385.42



Assessed value is 25% of above figures.

Index 771 to 4

GRANTOR: Frank Radelfinger

GRANTEE: Richard Buschman and Max J. Vella

ZONING: San Francisco

RECORDING: Book B170, Page 502, File No. 10120

DATE OF DEED: August 16, 1967 DATE OF RECORDING: 8/21/67

I.R.S. Non-affixed

SALE PRICE: \$70,000.00 ±

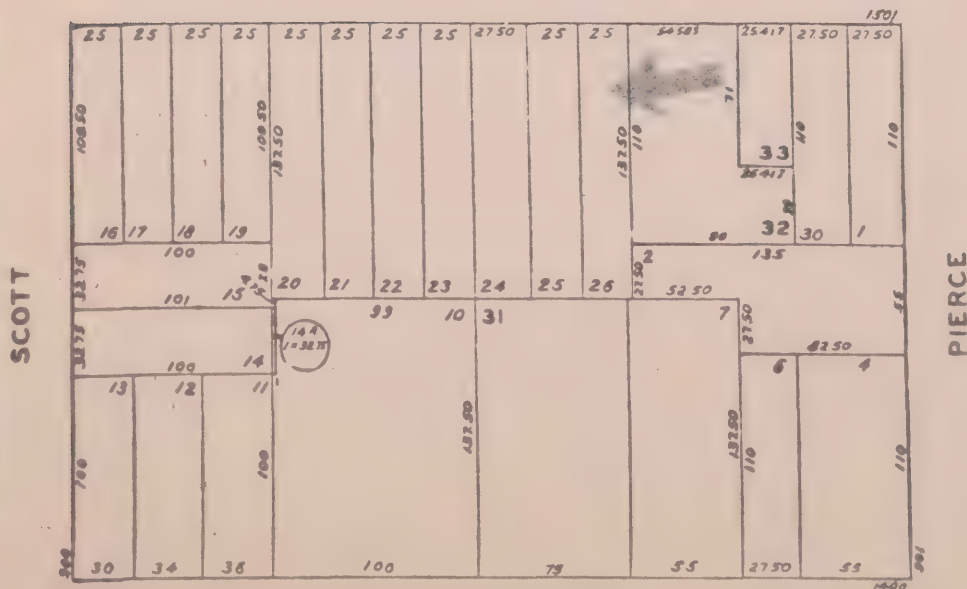
LAND AREA: 3,438 sq.ft. (25' x 137.5')

UNIT VALUE: \$7,778.00 per apartment unit.

CONFIRMED: Mr. Buschman of Bushman Realty 1/6/70.

COMMENTS: Building had many difficulties. Mr Buschman took off of Mr. Radelfinger's hands who had purchased it at foreclosure sale April 22, 1966. Income at time of sale was approximately \$835.00 per month for 9 units. Approximately 4 remained vacant producing approximately \$500.00 (sometimes as high as \$600.00) per month. With care and much time, income has been increased to just under \$1,000.00 per month with full occupancy. - 9 units.

GOLDEN GATE AVE.



Block 776 Lot 26

Mc ALLISTER



Address: 1511 Golden Gate Avenue

Type of Improvement: 4 story, 9 unit dwelling

Improvement Built: 1930 approximately Rental Rate: _____

Building Area: _____ sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Four story wood frame dwelling on a concrete foundation with a stucco veneer front and balance being wood siding. This dwelling has a tar and gravel roof. The interior trim is pine and plaster walls. Also there is a steel fire escapes in this dwelling.

Assessed Valuation: * Land \$ 10,800.00 Improvements \$ 42,000.00

1969-70 Taxes \$ 1622.28

SALES DATA

GRANTOR: Jerry Devenport, as his separate property

GRANTEE: Joseph Montano, a single man and William Franklin Nunn, a single man, with the right of survivorship

ZONING: San Francisco R-3

RECORDING: Book B204, Page 342, File No. 035460

DATE OF DEED: December, 1967 DATE OF RECORDING: 12/27/67

SALE PRICE: \$20,000.00 D.T. \$14,000.00 to Solano Savings and Loan Association

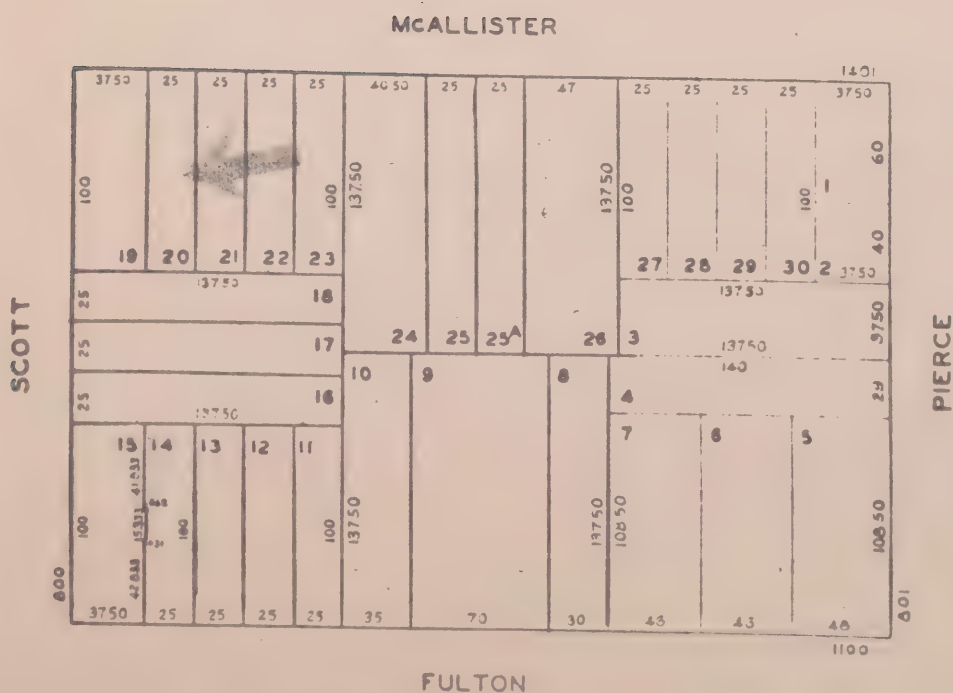
LAND AREA: 2,500 sq.ft.

UNIT VALUE: \$10,000.00 per unit \$4,000.00 to Jerry Devenport

CONFIRMED: Mr. Nunn 1/6/70 and Gene Borelli of Columbia Realty 1/a6 1/6/70

COMMENTS: Would not give rents now or at the time of sale.

Columbia Realty presently has the property listed for sale at \$34,000.00. Present income is 2-3 room apartments at \$75.00 per month; 1 -3 room @ \$70.00 and 1-3 room at \$65.00. However the " 3 room" report shows this must be sold as a 2 unit building. Presently those 2 units are divided into 4 apartments.



Block 777 Lot 20

Address: 1487-1489 McMillan St. West

Type of Improvement: Two story wood frame dwelling with 12 rooms

Improvement Built: 1880 Total Area: _____

Building Area 2,471 sq. ft. Acres: _____

First Floor 1,471 sq. ft. _____

Second Floor 1,471 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Dwelling has a brick foundation with a full unfinished basement with a cement floor. Exterior walls are rustic with plain trim and the interior trim is also over plaster walls. Roof is flat, tar and gravel. Rooms have all pine floors. There are two bedrooms with 8 fixtures. This dwelling is used as four rental units with 3 rooms in each.

Assessed Valuation: * Land \$ 10,300.00 Improvements \$ 5,600.00

1969-70 Taxes \$ 707.84



SALES DATA

Land and Investment Co., Inc., a corporation

ANTHONY: Carolyn Carmon, an unmarried woman, 1/2 interest
and Mae Verna Scimons Gage, a married woman, 1/2

RECORDING: MAY 21, 1965

RECORDING: MAY 21, 1965

DEED: May 21, 1965 DATE OF RECORDING

I.E.S. \$44.00 D.T. \$28.00

SALE PRICE: \$40,000.00 D.T. \$6,000.00 Charles Mosser

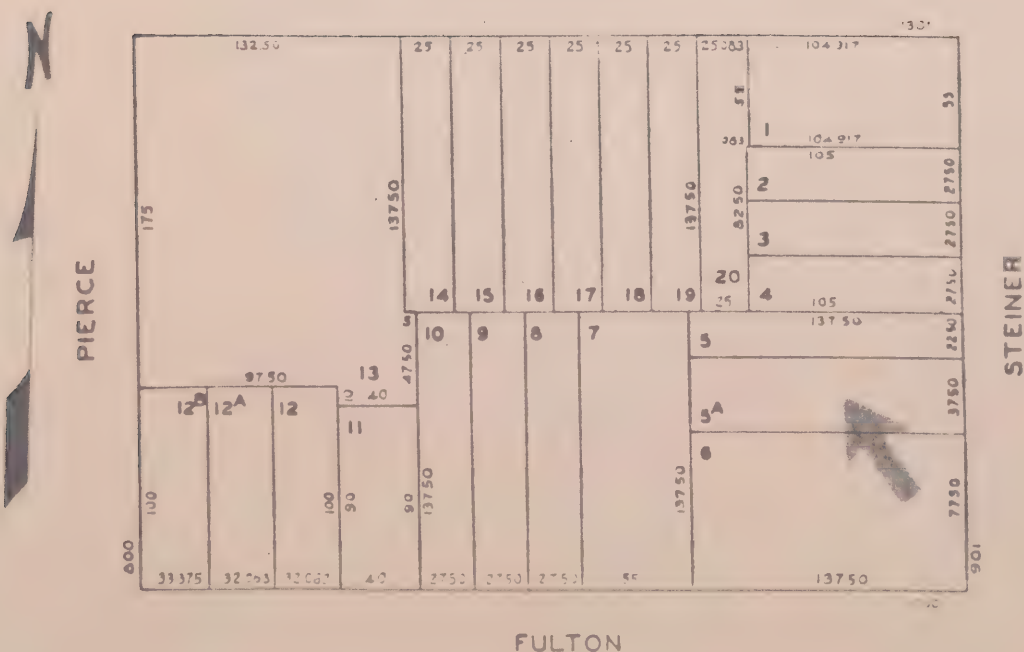
LAND AREA: 5,156 sq.ft.

UNIT VALUE: \$10,000.00 per unit

CONFIRMED: Chas. W. Mosser (Phillips Realty)

COMMENTS: 4 flats - At time of sale these units were as follows:
- 2 bedrooms with 4 rooms \$ 85.00
1 - 2 bedrooms with 4 rooms 80.00

McALLISTER





Address: 907-913 Steiner St.

Type of Improvement: two story 18 room wood frame 4 flat building

Improvement Built: 1885 Rental Rate: _____

Building Area: 4,196 sq. ft. Rents: _____

First Floor 2,394 sq. ft. _____

Second Floor 1,804 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood siding and asbestos shingle exterior over brick foundation. Full basement, unfinished, with cement floor and space for parking one car. Flat, tar and gravel roof. Interior walls are plaster. There are pine floors, 4 bathrooms, 16 fixtures, 4 tubs (two are built-in), 2 electric heating heaters, 2 fireplaces, and 8 closets in this building.

Assessed Valuation: * Land \$ 17,900.00 Improvements \$ 11,800.00

1969-70 Taxes \$ 900.00

Assessed value of land and improvements

Block 778 Lot 5A

SALES DATA

GRANTOR: Western Title Insurance Company, a corporation

GRANTEE: Robert A. Tamura and Mary Tamura, his wife

ZONING: San Francisco R-4

RECORDING: Book B 54, Page 50, File No. 087089

DATE OF DEED: May 27, 1966 DATE OF RECORDING: 5/27/66

T.P.S. \$165.10

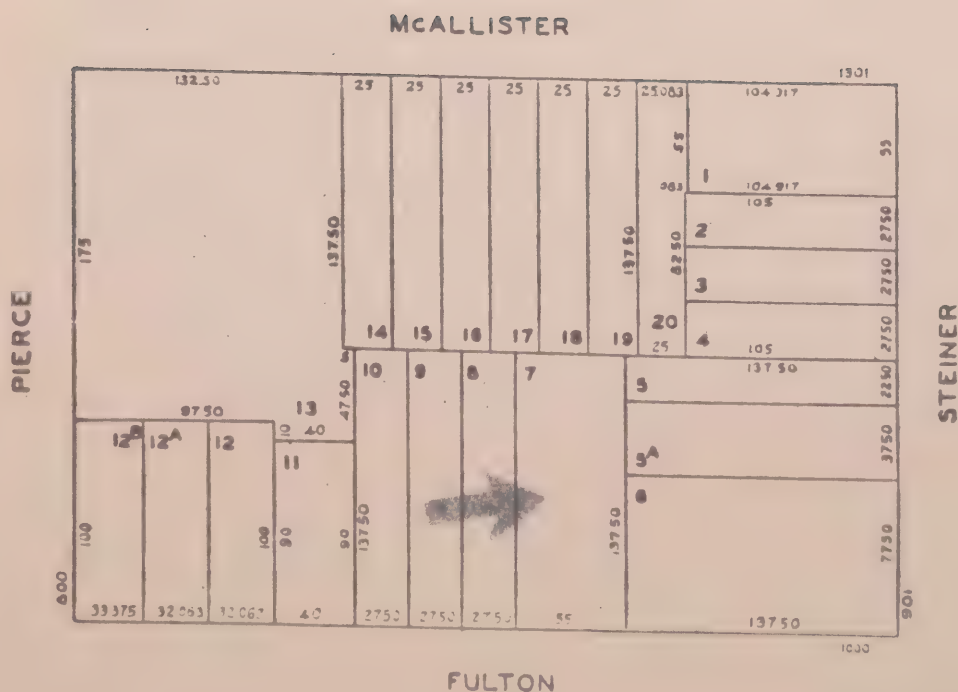
SALE PRICE: \$150,000.00 D.T. \$125,000.00 to C. Ernest Bjorklund

LAND AREA: 7,563 sq.ft. (55' x 137.5')

UNIT VALUE: \$7,500.00 per apartment unit (\$8.95 per sq.ft. of building including land)

CONFIRMED: Mr. Paytte, Real Estate Broker with Davis Realty 1/6/70

COMMENTS: 15 - 1 bedrooms rent for \$95.00 to \$125.00 per month each, 3 - 2 bedrooms rent for \$135.00 each, 2 - studios rent for \$75.00 each. All units are unfurnished. Presently it is on the market for \$195,000.00. An offer of \$165,000.00 has been refused.



Block 778 Lot 7



Address: 1040 Fulton

Type of Improvement: Three story, 61 room wood frame 20 apartments building

Improvement Built: 1914 Rental Rate: _____

Building Area: 16,752 sq. ft. Rents: _____

First Floor 5,442 sq. ft. _____

Second Floor 5,442 sq. ft. _____

Third Floor 5,442 sq. ft. _____

Basement 426 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Stucco and wood siding exterior over concrete foundation make up building. There is a full basement, partially finished to two rooms, cement floor, and space to park 6 cars. Flat, tar and gravel roof and the interior is plaster walls, 42 rooms of hardwood floors, 17 pine floors and 14 tile floors. There are 10 baths with 95 fixtures, 19 tubs and one separate toilet. Also building has oil fired steam furnace, 17 wallbeds and 39 closets. Entrance is marble and tile on wall, steps and floors.

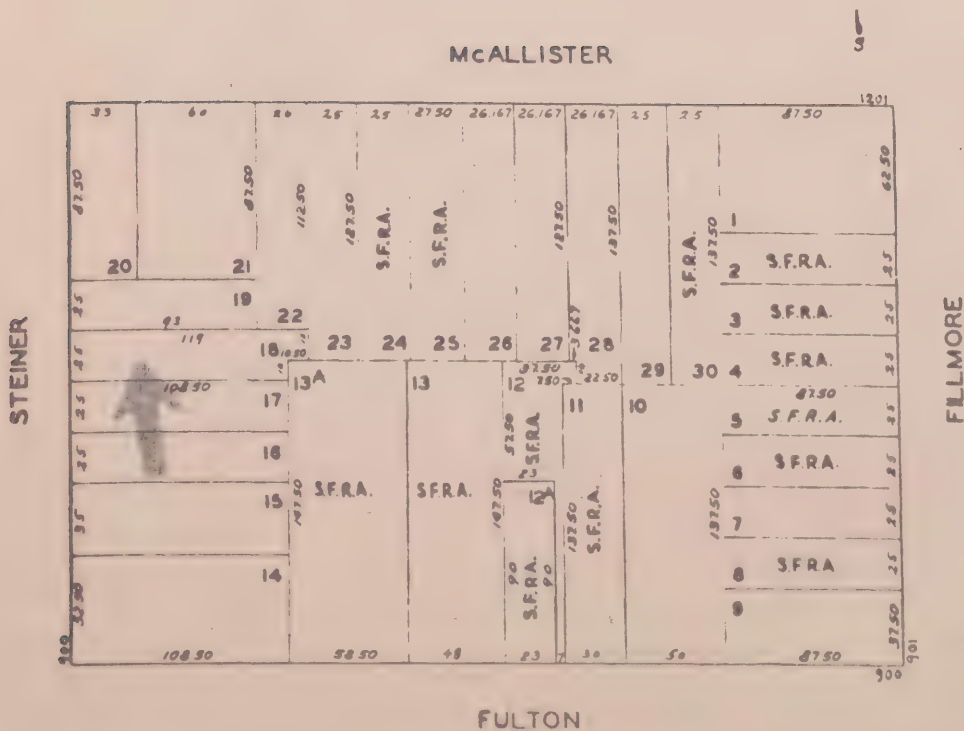
Assessed Valuation: * Land \$ 27,000.00 Improvements \$ 82,500.00

1969-70 Taxes \$ 3,341.40

*Assessed value is 25% of above figures.

Block 178 Lot 7

4 apts.
12²⁰ 4



Address:

510 And 512 S. Fremont Street

Type of Improvement:

Three story Wood frame 15 room dwelling

Improvement Built:

1900

Rental Rate:

Building Area:

1,250

sq. ft.

Baths:

First Floor

1,250

sq. ft.

Second Floor

1,250

sq. ft.

Third Floor

1,090

sq. ft.

Basement finished

730

sq. ft.

 sq. ft.

Improvement Description:

This building has a brick foundation with a full partial finished basement having 3 rooms, the balance is unfinished. The exterior walls are rustic with plain trim and having a gabled asbestos shingled roof. Fine, plaster walls make up the interior with all pine floors in the rooms. Also there are four bathrooms with 16 fixtures.

Assessed Valuation:

Land

\$ 10,800.00

Improvements

\$ 21,700.00

1969-70 Taxes

\$ 103.20

Assessed value of 23% of above figures.

Index 775 Loc 14

SALES DATA

GRANTOR: George H. Collins and Louise N. Collins, his wife

GRANTEE: C. Cournale and Co., Incorporated, a California Corporation

ZONING: San Francisco R-4

Book B 66, Page 100, File No. P 02276

DATE OF DEED: May 27, 1966 DATE OF RECORDING: 7/13/66

I.R.S. \$12.65

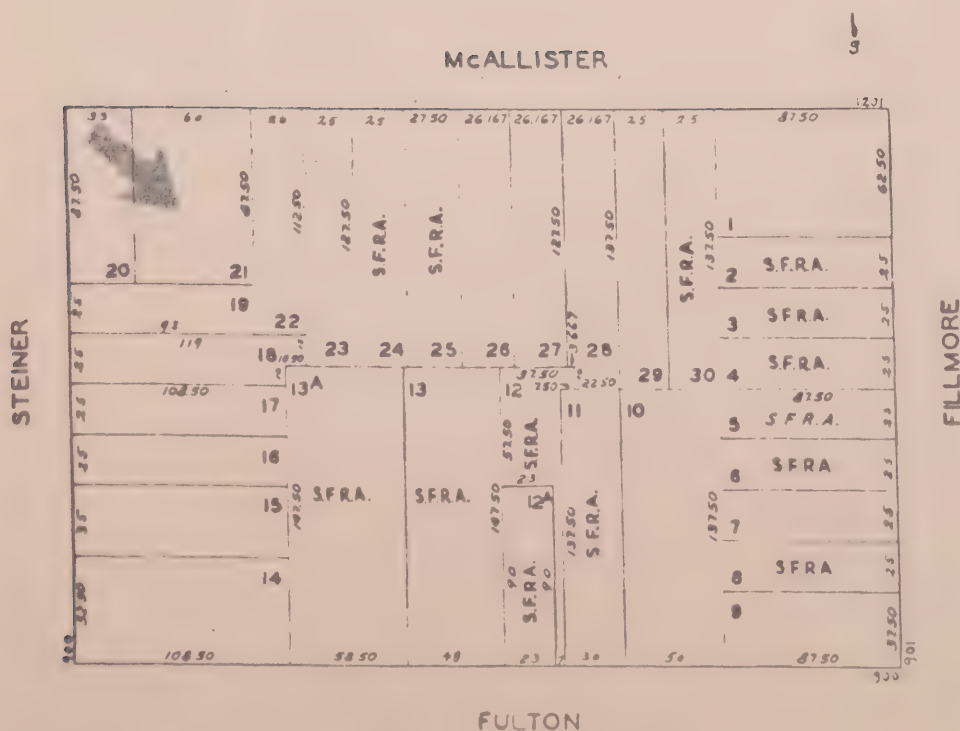
SALE PRICE: D.T. \$7,249.20 to grantors

LAND AREA: 5,250 sq. ft.

UNIT VALUE:

CONFIRMED: Mr. Rowland (Cournale & Co.)

COMMENTS: Western Title Insurance Company, as trustee, granted realty to George H. Collins and Louise N. Collins, his wife by deed dated May 27, 1966 and recorded 7/6/66 in Book B 64, Page 200, File No. P 00746 - I.R.S. \$12.65. Sale Price - \$11,447.16. Maggie M. Hudson, a widow granted realty to Juliette Stone, as beneficiary which deed of trust was defaulted. Sold on contract of sale by Cournale & Co. at \$73,500.00 to "Mixon". \$8,167.00 per apt. No rental data available.



Block 779 Lot 21



Address: 1277-1291 McAllister Street

Type of Improvement: 3 story wood frame dwelling 39 rooms

Improvement Built: 1985 Rental Rate: _____

Building Area: 11,100 sq. ft. Rents: _____

First Floor 3,700 sq. ft. _____

Second Floor 3,700 sq. ft. _____

Third Floor 3,700 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Used as 9 flats. Building has a concrete foundation with a full unfinished basement with room for parking one car. The exterior walls are rustic with plain trim, flat, tar and gravel roof on the building and pine and plaster make up the interior walls. Rooms have pine floors, 9 bathrooms with 37 fixtures.

Assessed Valuation: * Land \$ 19,600.00 Improvements \$ 39,900.00

1969-70 Taxes \$ 1843.50

*Assessed value is 25% of above figures.

Block 779 Lot 21

SALES DATA

GRANTOR: Lea Rasmussen and Barbara Rasmussen, his wife, David L. Hansell and Mary E. Hansell, his wife and Leon A. Dorosin and Deborah Dorosin, his wife

GRANTEE: David L. Kikkert and Joannine J. Kikkert, his wife

ZONING: San Francisco C-2

RECORDING: Book B 68, Page 168, File No. P 03786

DATE OF DEED: July 8, 1966 DATE OF RECORDING: 7/20/66

I.R.S. \$103.40

SALE PRICE: \$118,000.00 ± D.T. \$73,440.00 to H. L. Dorosin, 80% int. and L. A. Dorosin, 20% int.

LAND AREA: 3,300 sq.ft. (27.5' x 120')

UNIT VALUE: \$9,833.00 per apartment unit \$20,369.04 to grantors

CONFIRMED: Lea Rasmussen 1/5/70

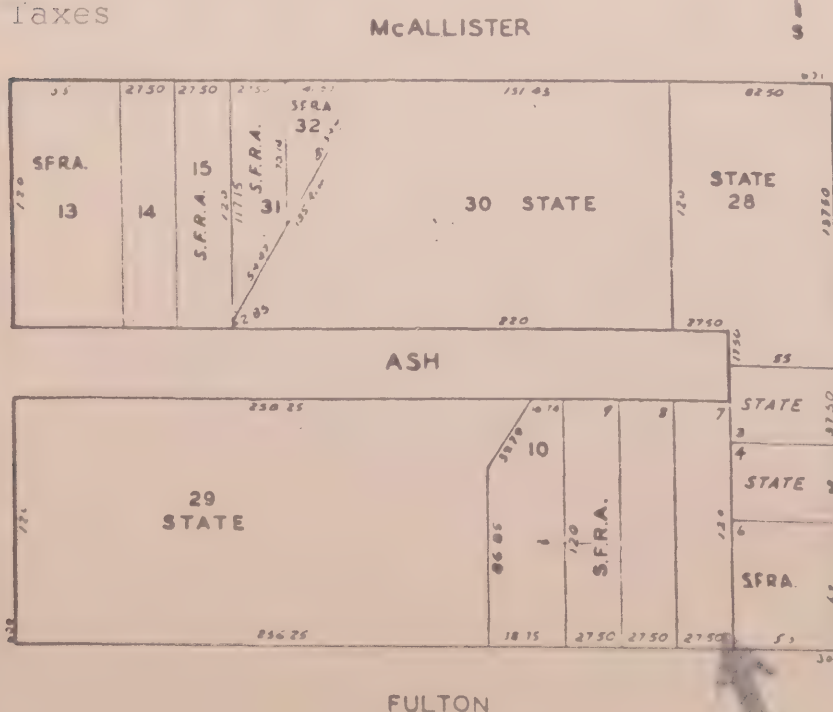
COMMENTS: 12 apartment units and 2 garages.

1... \$60.00	5... \$60.00	9... \$60.00	A... Free
2... \$60.00	6... \$60.00	10... \$60.00	Garage \$5.00
3... \$60.00	7... \$60.00	11... \$60.00	Garage \$5.00
4... \$60.00	8... \$57.50	12... \$60.00	

Total Monthly Income \$727.50
Total Yearly Income \$8,730.00

Taxes \$1,666.73
Insurance, fire & L. \$ 164.35
Water \$ 170.00
Scav \$ 117.00
License \$ 16.00
P.G.&E. \$ 552.00

Mgr. Free Apt.
Total Yearly Expenses \$2,686.08
Net Annual Income \$6,043.92.



Block 785 Lot 7



Address: 316 Fulton St.

Type of Improvement: three story, 20 room dwelling

Improvement Built: 1925 Rental Rate: _____

Building Area: 6,350 sq. ft. Rents: _____

First Floor 1,350 sq. ft. _____

Second Floor 1,350 sq. ft. _____

Third Floor 1,350 sq. ft. _____

basement _____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick building with a concrete foundation with a partially finished basement, with parking space for 3 cars. Exterior walls are brick with a plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 13 rooms with hardwood floors, 13 pine and 13 tile floors. There are 60 fixtures in 13 bathrooms, gas furnace supplying steam heat, 2 fire escapes, 12 refrigerators, and 24 closets are in this building.

Assessed Valuation: * Land \$ 23,400.00 Improvements \$ 57,200.00

1969-70 Taxes \$ 2,476.42

*Assessed value is 25% of above figures.

Block 785 Lot 7



Address: 110 - 12th Street

Type of Improvement: 3 story wood frame dwelling with basement garage - 16 rooms

Improvement Built: 1923 Rental Rate: _____

Building Area: 3 14 sq. ft. Rents: _____

First Floor 1 57 sq. ft. _____

Second Floor 1 57 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building has a concrete foundation with a full basement which is unfinished and used as a three car garage. The exterior walls are plaster with some stucco on the front with plain trim. Flat tar and gravel roof. Interior walls are plaster with pine trim. Rooms have 16 pine floors, 4 bathrooms, 20 fixtures, gas furnace supplying heat, 4 bedrooms, fire escapes. Building is used as 4 apartment units.

Assessed Valuation: \$ Land \$ 11,700.00 Improvements \$ 23,100.00

1969-70 Taxes \$ 12,100.00



*Assessed value is 2% above figures.

8 08 62
1522

SALES DATA

WTF 1111 1111 a limited partnership
MVL 1111 1111 woman and Alpha M.
HAWES widow

ZONING: San Francisco R-3

RECORDING: Book A885, Page 486, File No. N71574

DATE OF DEED: February 23, 1965 DATE OF RECORDING: 2/24/65

I.R.S. \$40.15

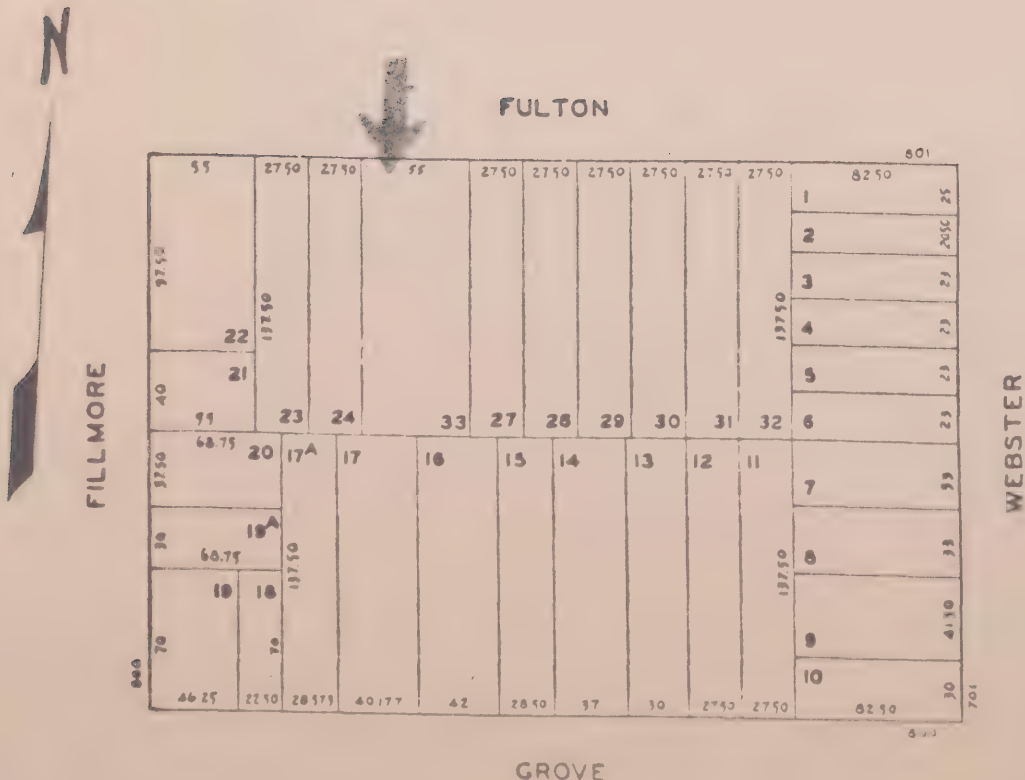
SALE PRICE: \$118,500.00

LAND AREA: 7,563 sq.ft.

UNIT VALUE: \$14,813.00 per unit

CONFIRMED: Mr. J. Horowitz 1/6/70, part owner of Fulton Grove Apts.
 Mrs. Morton 1/12/70

COMMENTS: Mr. Horowitz does not recall price for which it was sold,
 but sys revenue stamps plus loans assumed will reflect
 actual price, income, that far back, he cannot remember.
 Mrs. Morton said the rents were misrepresented at \$135.00
 per month. Presently 3 of the 8 -3 room apartments are
 rented to the housing authority at \$105.00 per month, 2 -
 unfurnished are \$110.00 and 3 furnished are \$130.00.
 The latter 5 are being raised to \$120.00 and \$136.00.
 The cannot raise those with the Housing authority.



Block 797 Lot 33



Address: 875 Fulton St.

Type of Improvement: two story wood frame dwelling with 24 rooms - 8 apts.

Improvement Built: 1984 Rental Rate: _____

Building Area: 7,511 sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with no basement. Lower street level is paved parking. Exterior walls are rustic with some stucco and plaster. Flat, tar and gravel roof. Interior trim is pine over sheetrock walls. There are 8 rooms with pine floors and 8 with tile (bath). There are 8 bedrooms, 12 bathrooms, 8 tubs and 8 sliding glass door enclosures. There is a gas furnace with 8 wall heaters, 16 closets, built-in range and oven, hood and fan and a garbage disposal in all units.

Assessed Valuation: Land \$ 25,200.00 Improvements \$ 89,000.00

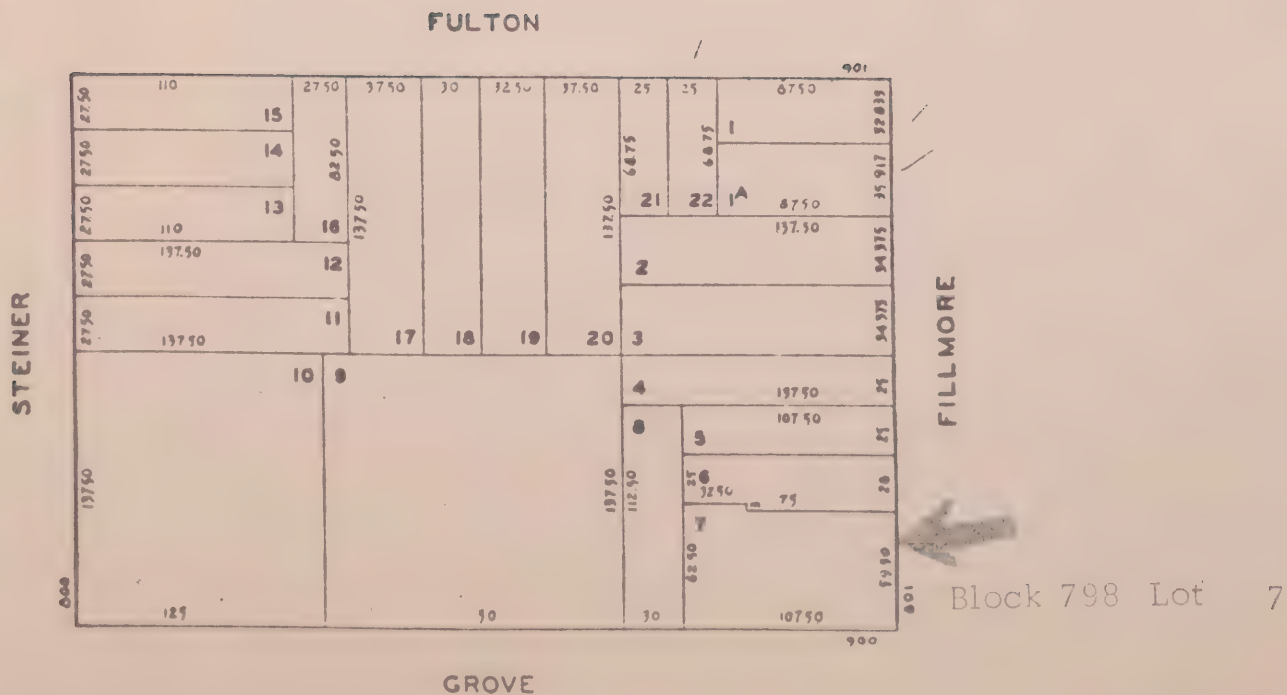
1969-70 Taxes \$ 3,543.58

*Assessed value is 25% of above figures.

Block 797 Lot 33

SALES DATA

GRANTOR: Michael Perri Mortgage Co., a partnership
GRANTEE: Neil H. Bleuler, a single man
LOCATION: San Francisco R-3
REFERENCE: Book B323, Page 840, File No. R51566
DATE OF DEED: March 12, 1969 **DATE OF RECORDING:** 3/27/69
I.R.S.: \$53.90
SALE PRICE: \$230,000.00 (figure used in trade)
LAND AREA: 6,494 sq.ft.
UNIT VALUE: \$10,952.00 per apt.
CONFIRMED: Mr. Michael Perri 1/9/70
COMMENTS: Mr. Perri says this is an exchange in which they set up Mr. Bleuler's equity at \$10,000.00 to go into this at approximately \$225,000.00 to \$235,000.00. They are foreclosing on this. Present rents for studios are \$72.50 a month for long time residents to \$90.00 a month for new tenants. The 1 bedrooms are \$90.00 a month and the 2 bedrooms rent for \$120.00.



Block 798 Lot 7



Address: 801-803 Fillmore St.

Type of Improvement: 4 story 58 room wood frame store and 21 apt. unit bldg.

Improvement Built: 1926 Rental Rate: _____

Building Area: 10,250 sq. ft. Rents: _____

First Floor 5,586 sq. ft. _____

Second Floor 5,586 sq. ft. _____

Third Floor 5,586 sq. ft. _____

store 1,500 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick, stucco and wood siding exterior over concrete foundation. Full basement, unfinished, with cement floor and space for parking 14 cars. Flat, tar and gravel roof. Interior walls are plaster. There are 37 rooms with hardwood floors, 21 pine, 21 tile floors. There are 21 bathrooms, 115 fixtures, 21 built-in tubs, and a separate toilet. There is steam heat, an automatic elevator, a fire escape, refrigerator, wall beds and 42 closets in this building.

Assessed Valuation: * Land \$ 28,800.00 Improvements \$ 130,000.00

1969-70 Taxes \$ 5,551.52

* Assessed value is 28% of above figures.

Block 743 Lot 7

SALES DATA

GRANTOR: Gustaf F. Johnson, a single man

GRANTOR: James Scott, a single man

LOCATION: San Francisco R-4

BOOKING: Book B195, Page 437, File No. 028694

DATE OF SALE: November 21, 1967 DATE OF RECORDING: 12/22/67

PRICE: \$65.45

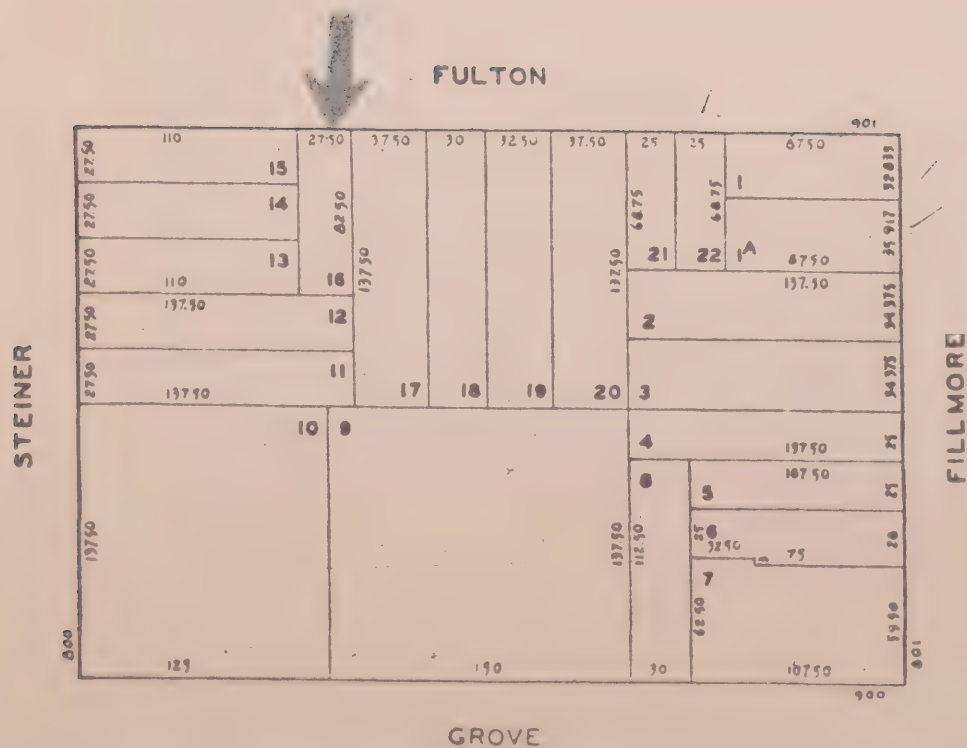
SALE PRICE: \$59,500.00 D.T. \$44,000.00 to San Francisco Federal Savings and Loan Association

LAND AREA: 2,269 sq. ft.

UNIT VALUE: \$14,875 per apt. D.T. \$6,500.00 to grantor (\$13.15 per sq. ft. of bldg.)

CONFIRMED: Mr. Scott 1/10/70

COMMENTS: At time of sale rents were \$165.00, \$145, and \$135. All 2 room and 1 large room with built-in kitchen on lower floor at \$75.00 for total income of \$520.00 per month. Mr. Scott now lives in the \$145.00 unit but has not raised rents since purchase.



Block 798 Lot 16

Address: _____

Type of Improvement: _____ three story 16 room wood frame - flat - 2 apt. building

Improvement Built: _____ 1907 _____ Rental Rate: _____

Building Area: _____ 4,525 sq. ft. _____ Rents: _____

First Floor _____ 1,450 sq. ft. _____

Second Floor _____ 1,450 sq. ft. _____

Third Floor _____ 900 sq. ft. _____

basement _____ 725 sq. ft. _____

garage _____ 500 sq. ft. _____

Improvement Description:

Stucco and wood siding exterior over block foundation. Partial basement, unfinished, with 2 finished rooms and cement floor. Flat, tar and gravel roof. Interior walls are plaster. There are 12 hardwood floors, 4 pine and 1 tile floors. There are 5 bathrooms, 24 fixtures, 4 built-in tubs, 4 tile showers. Gas fired furnace. Outside two car garage building. There is a tile terrace, 2 fire escapes, and 14 closets.

Assessed Valuation: * Land \$ 10,200.00 Improvements \$ 5,900.00

1969-70 Taxes \$ 1,139.80



* Assessed value is 25% of above figures.

SALES DATA

GRANTOR: Lea Rasmussen and Barbara Rasmussen, his wife

GRANTEE: Lawrence Foley, a single man

ZONING: San Francisco R-3

RECORDING: Book B119, Page 152, File No. P42196

DATE OF DEED: February 15, 1967 DATE OF RECORDING: 2/17/67

I.R.S. \$50,015

SALE PRICE: \$135,000.00 D.T. \$22,949.23 to grantors

LAND AREA: 7,044 sq.ft.

UNIT VALUE: \$7,941.00 per apt. (\$10.27 per sq. ft. of bldg. inc. land)

CONFIRMED: Lea Rasmussen 1/5/70

COMMENTS:

INCOME: 7 Jr. 4 rooms @ \$ 100.00
 4 Jr. 3 rooms @ 95.00
 6 Jr. 3 rooms @ 75.00
 7 garages @ 56.00

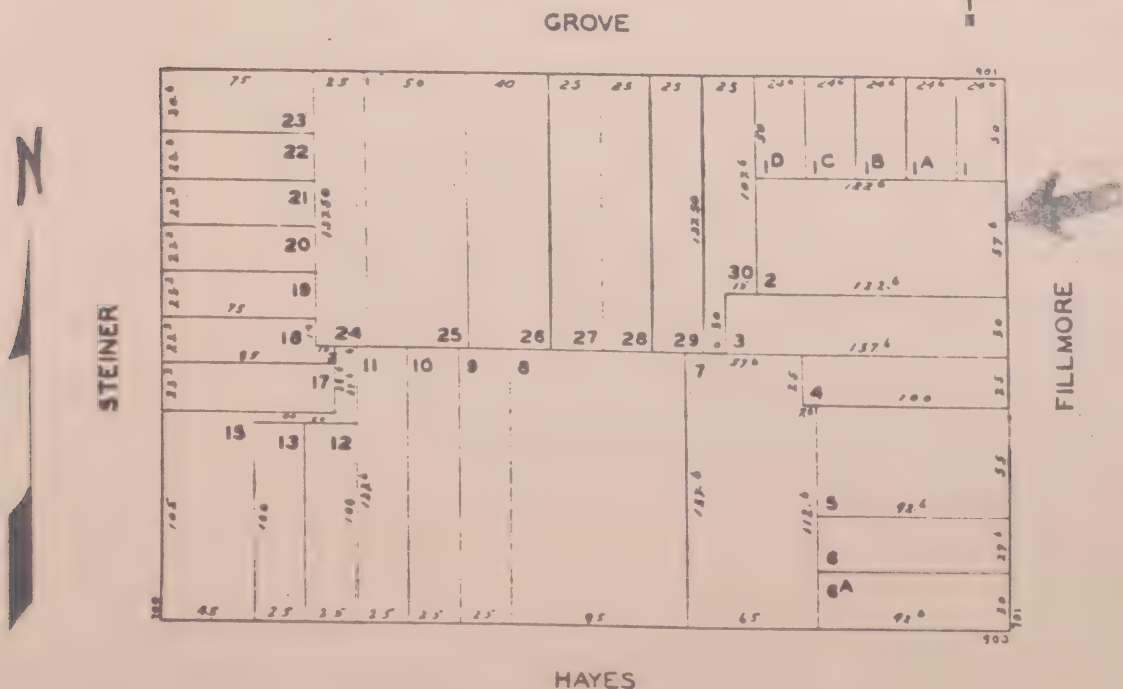
TOTAL MONTHLY INCOME.....\$596.00

TOTAL YEARLY INCOME\$19,032.00

EXPENSES- Taxes (64-65).....\$2,361.48
 Insurance (F-L).....97.00
 Water.....240.00
 Scavenger.....198.00
 P.G. & E.....220.00
 Manager.....1,200.00
 License.....40.00

TOTAL YEARLY EXPENSES.....\$4,556.48

NET ANNUAL INCOME.....\$14,475.52





Address: 745 Fillmore St.

Type of Improvement: 3 story wood frame dwelling with 17 apartments and 41 rooms

Improvement Built: 1927 Rental Rate: _____

Building Area: 13,140 sq. ft. Rents: _____

First Floor 4,380 sq. ft. _____

Second Floor 4,380 sq. ft. _____

Third Floor 4,380 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a bull basement, unfinished, parking space s for 13 cars. Exterior walls are brick veneer and stucco trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 24 rooms with hard-wood floors, 17 pine, and 17 tile. There are 17 bathrooms, 17 built-in tubs, and 85 fixtures. Gas furnace supplies heat to this building. There are 2 fire-escapes, 17 wall beds, and 41 closets. There is also a garbage chute. (cont.)

Assessed Valuation: * Land \$ 13,300.00 Improvements \$ 117,900.00

1969-70 Taxes \$ 4687.40

* Assessed value is 25% of above figures.

Block 803 Lot 2
(page 1 of 2)

Page 2.

(continued)

As of 4/24/68 the break-down on this building is:

Three story brick veneer and stucco. 17 apartments. Interior walls are in good condition. All apartments have dinettes, hood over stove with blowers, glass enclosed tubs, and the majority of apartments are furnished.

Rent:

10	2-room apartments	@	\$ 79.00
5	1-room	"	@ 89.00
2	3-room	"	@ 101.00 and 110.00

Building is in good to fair condition. Original bath and kitchen fixtures. No major remodeling. 4 vacancies.

SALES DATA

GRANTOR: George L. Julius and Susan Julius, his wife

GRANTEE: Otis V. Harvey and Lovie L. Harvey, his wife

ZONING: R-1

RECORDING: Book B130, Page 453

DATE OF DEED: 1/11/70 DATE OF RECORDING: 1/11/70

I.R. \$24,000

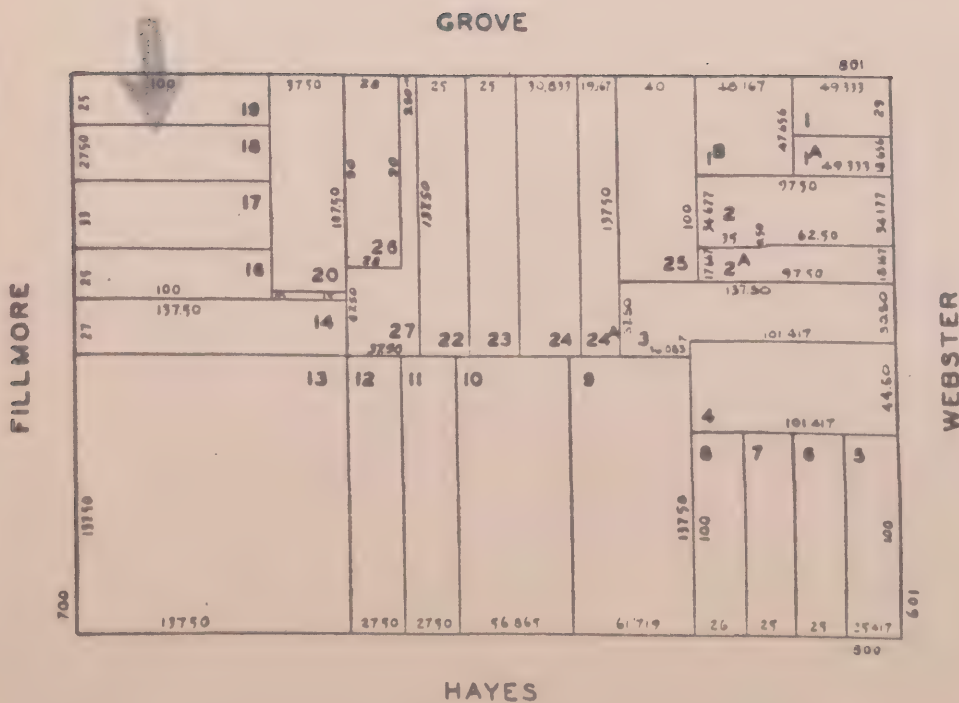
SALE PRICE: \$80,000.00

LOT AREA: 2,750 sq. ft. (27.5' x 100')

UNIT VALUE: \$8,000.00 per apartment unit

APPROX. DATED: Mr. Watson, selling realtor 1/9/70

COMMENTS: Mr. Watson recalls an \$80,000.00 sale price with 10% return income or \$8,000.00. He does not recall individual rents but there were 1-4 room (2 bedroom) approximately 5 studios and approximately 4-3 rooms (1 bedroom) units.



Block 804 Lot 18



Address: 126 Fillmore Street

Type of Improvement: 3 story, 27 room wood frame 10 unit apartment building

Improvement Built: 1885 Rental Rate: _____

Building Area: 5,930 sq. ft. Rents: _____

First Floor 1,702 sq. ft. _____

Second Floor 1,762 sq. ft. _____

Third Floor 1,762 sq. ft. _____

Basement 650 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building has wood siding exterior over brick foundation with full finished basement, flat, metal roof and interior walls of plaster. Rooms contain pine floors, 10 baths with 50 fixtures, 10 tubs, 10 gas fired circulating heaters, 1 fire escape, 10 wallbeds and 25 closets.

Assessed Valuation: * Land \$ 13,500.00 Improvements \$ 31,500.00

1969-70 Taxes \$ 1401.42

SALES DATA

GRANTOR: Anderson Crenshaw and Annie Crenshaw, his wife

GRANTEE: Fenton E. King, an unmarried man

ZONING: San Francisco R-4

RECORDING: Book B300, Page 247, File No. R34805

DATE OF DEED: December 11, 1968 DATE OF RECORDING: 12/30/68

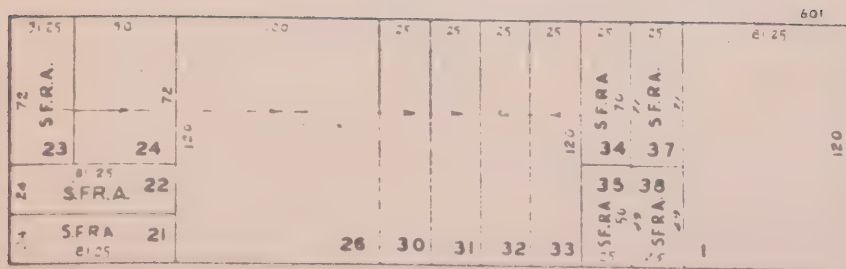
LAND AREA: 2,025 sq.ft.

UNIT VALUE: \$5.50 per sq.ft. building including land

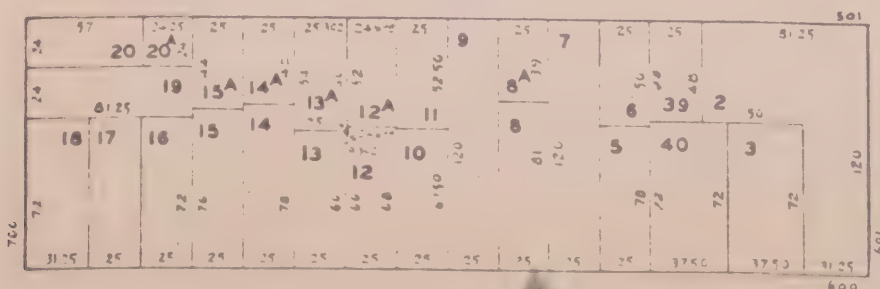
CONFIRMED: Mr. King 12/19/69

COMMENTS: This is an old Victorian which has 9 rooms rented out as housekeeping units. The basement is rented separately. Rental income at time of purchase and presently is \$325.00 per month.

GROVE



IVY



HAYES

Block 806 Lot 8

Address: 240-242 Hayes Street

Type of Improvement: Three story 18 room wood frame 3 apartment - 2 flat building

Improvement built: 1935 Rental Rate: _____

Building Area: 1,713 sq. ft. Rents: _____

First Floor 1,350 sq. ft. _____

Second Floor 1,216 sq. ft. _____

Third Floor 1,510 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

House residence converted into apartment building. Sub-stone and wood living exterior over concrete foundation. Flat, tar and gravel roof. Interior walls plaster and floor, 3 baths, 16 fixtures, 3 tubs, 3 gas fire radiating heaters, 3 fireplaces, outside steps, secure entry to back units.

Assessed Valuation: Land \$ 2,500.00 Improvements \$ 13,260.00

1969-70 Taxes \$ 617.56



Assessed Value is 75% of above figures.

Block 26 Lot 7

Address: 511 Grove St.

Type of Improvement: two story wood frame dwelling with 22 rooms

Improvement Built: 1924 Rental Rate: _____

Building Area: 3,134 sq. ft. Rents: _____

First Floor: 1,567 sq. ft. _____

Second Floor: 1,567 sq. ft. _____

Third Floor: _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Used as 10 apartments. Concrete foundation with a full, unfinished basement with cement floor, and parking for 8 cars. Exterior walls are rustic on the rear side with two stucco walls facing the street, plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls, 12 rooms have hardwood floors, 10 pine, and 10 tile floors. There are 10 bathrooms, 10 tubs, and 1 built-in showers, with 50 fixtures. There is an oil furnace, 10 wall beds, and 21 closets.

Assessed Valuation: * Land \$ 16,000.00 Improvements \$ 41,300.00

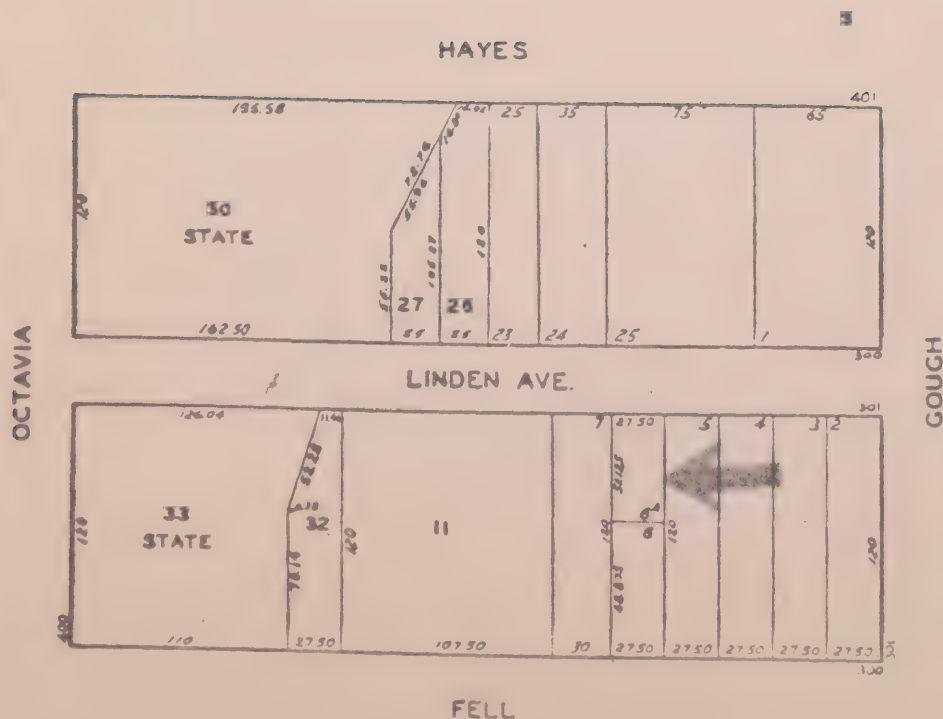
1969-70 Taxes \$ 1,112.36



* Assessed value is 35% of above figures.

К





Block 817 L t 6 A

Address: 327-329A Linden St.

Type of Improvement: one story wood frame dwelling - 12 rooms

Improvement Built: 1909 Rental Rate: _____

Building Area: 1,420 sq. ft. Rents: _____

First Floor _____ sq. ft. \$90.00 per month per apt.

Second Floor _____ sq. ft. \$90.00 per month per apt.

Third Floor _____ sq. ft. 4 x \$90.00 = \$360. per mo.

_____ sq. ft. G R M - 6.94

_____ sq. ft. _____

Improvement Description:

Store and flats.

Concrete foundation with a full, unfinished basement with a cement floor with parking space for one car. Exterior walls are rustic with plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster. All pine floors, 4 bathrooms, 4 tubs, and 20 fixtures. Gas furnace and miscellaneous gas range, also 8 closets.

Assessed Valuation: * Land \$ 8,500 Improvements \$ 15,800.00

1969-70 Taxes \$ 722.02



Assessed value is 25% of above figures.

Block 317 Lot 6A

SALES DATA

GRANTOR: Mission Mortgage Company, a partnership

GRANTEE: Paul and a single man

ZONING: San Francisco 1600

BOOKING: Book B 76, Page 479, File No. P09980

DATE OF DEED: August 17, 1966 DATE OF RECORDING: 8/22/66

1966 818.76

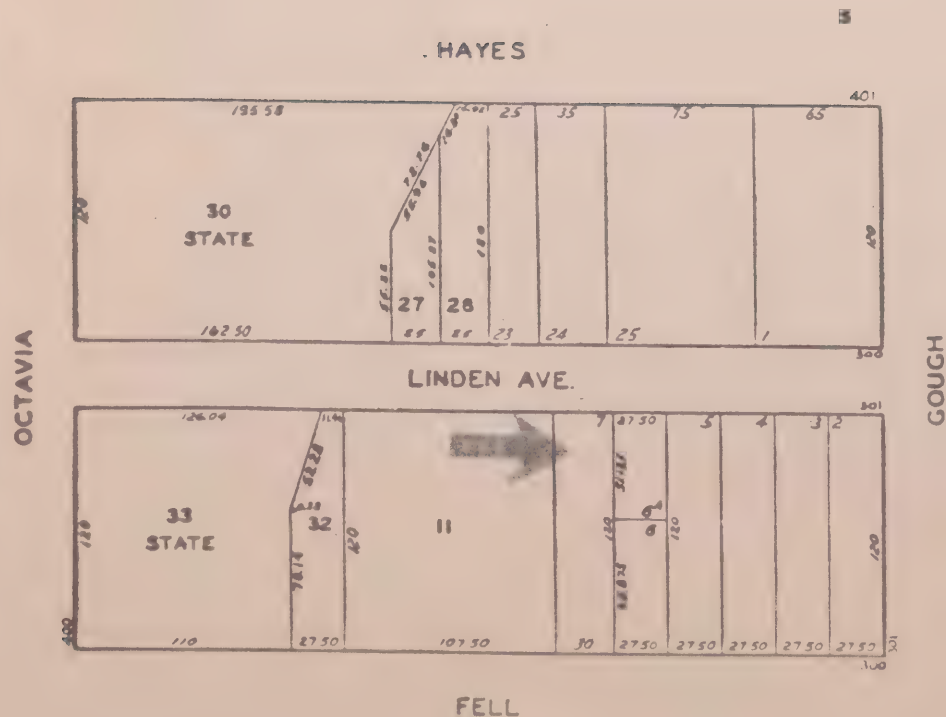
SALE PRICE: \$56,000.00 D.T. \$15,000.00 to grantor

LAND AREA: 8,000 sq. ft.

UNIT VALUE:

COMMENTS: Mr. Perry of Mission Mortgage Company 9/26/69

COMMENTS: John C. Reed, et ux, conveyed realty to Mission Mortgage Company by deed dated 7/18/66 and recorded 7/18/66 in Book B 67, Page 576, File No. P 03306.





Address: 332-38 Fell Street (front)

Type of Improvement: three story, 24 room wood frame building

Improvement Built: 1939 Rental Rate: _____

Building Area: 1,704 sq. ft. Rents: _____

First Floor 1,568 sq. ft. _____

Second Floor 1,568 sq. ft. _____

Third Floor 1,568 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full basement, unfinished, with a cement floor. Exterior walls are rustic with a plain trim. There is a permanent stone front. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 24 rooms with pine floors, 24 fixtures in the 6 bathrooms. There is 6 gas circulating heaters, 6 fireplaces, 18 closets in this building. There is a 3 car garage.

Assessed Valuation: * Land \$ 17,000.00 Improvements \$ 24,700.00

1969-70 Taxes \$ 1281.22

* Assessed Values are 25% of above figures.

Block 317 Lot 7
(1 of 2)

Address: Linden St. (rear) (332 Fell is front)

Type of Improvement: 3 room garage

Improvement Built: 1920 Rental Rate:

Building Area: 630 sq. ft. Rents:

First Floor sq. ft.

Second Floor sq. ft.

Third Floor sq. ft.

sq. ft.

sq. ft.

Improvement Description:

3 car wood frame garage set on a slab floor with no basement. Rough pine sides with plain trim. Flat, tar and gravel roof. Unfinished walls, 3 cement floors. No other features in this garage.

Assessed Valuation: Land \$ Improvements \$

1969-70 Taxes \$

SALES DATA

GRANTOR: Edward C. Romero, aka, Eduardo Carrillo Romero and Martha M. Romero, his wife

GRANTEE: Harvey V. Berneking, a single man

ZONING: San Francisco R-4

RECORDING: Book B 32, Page 943, File No. 071582

DATE OF DEED: March 22, 1966 DATE OF RECORDING: 3/25/66

I.R.S. \$23.10

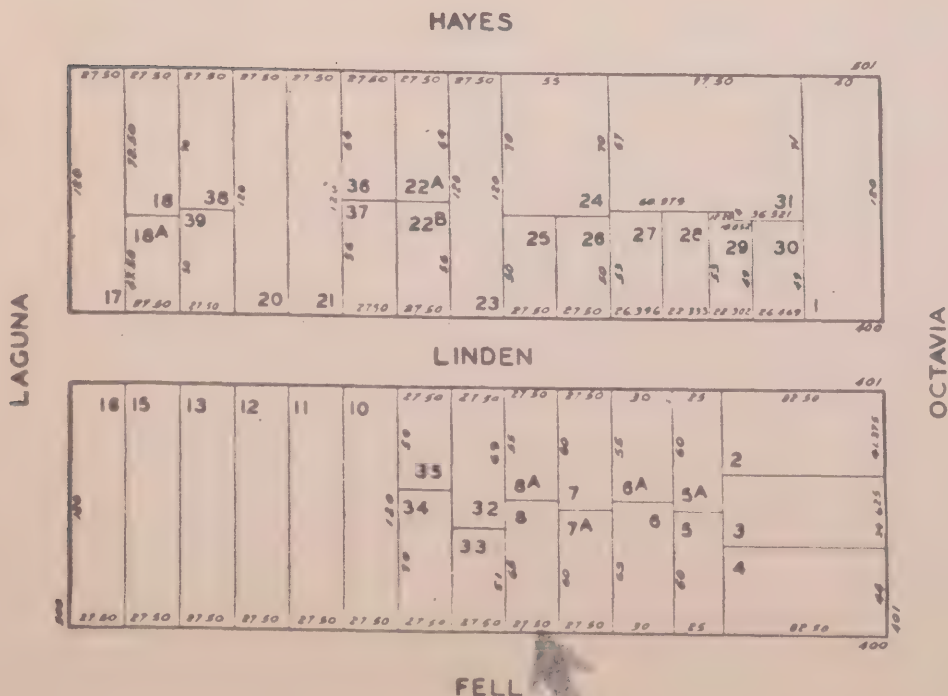
SALE PRICE: \$21,000.00 D.T. \$16,800.00 to Lytton Savings and Loan Association

LAND AREA: 1,787 sq.ft. (27.5' x 65')

UNIT VALUE: \$10,500.00 per unit (\$8.43 per sq.ft. of building including land)

CONFIRMED: Mr. Berneking 12/29/69

COMMENTS: This was a duplex at the time of sale that the grantee was able to get split into four legal units
 addition to above 1 flats that rent for \$120.00 each unfurnished and one house that
 rent for \$180.00 unfurnished. The owner pays water and garbage.
 Grantee paid approximately \$1,000.00 in closing costs in addition to above purchase
 price.



Address: 342-464 Fell Street

Type of Improvement: Two residential units later converted to 31

Improvement Built: 1890 Rental Rate: _____

Building Area: 2,410 sq. ft. Rents: _____

First Floor 1,245 sq. ft. _____

Second Floor 1,165 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood siding with square front exterior brick foundation. Full basement unfinished except for one room, cement floors, space for parking two cars. Partly gable and partly flat roof with tar and gravel roofing. Interior wall plaster, floors are pine, three bedrooms, 12 fixtures, 2 tubs, 3 circulating air heaters, 2 fireplaces and 8 closets.

Assessed Valuation: * Land \$ 4,500.00 Improvements \$ 6,500.00

1969-70 Taxes \$ 454.72



*Assessed value is 25% of above figures.

Block 813 Lot 8

SALES DATA

GRANTOR: John C. O'Day, an unmarried man, William P. Kessel, Jr., an unmarried man

GRAP: James J. Doherty and Gloria R. Doherty, his wife

UNIT: San Francisco R-4

REC DEPT: Book B295, Page 247, File No. R30638

DATE: December 3, 1968 DATE OF RECORDING: 12/6/68

1.0: One-unit

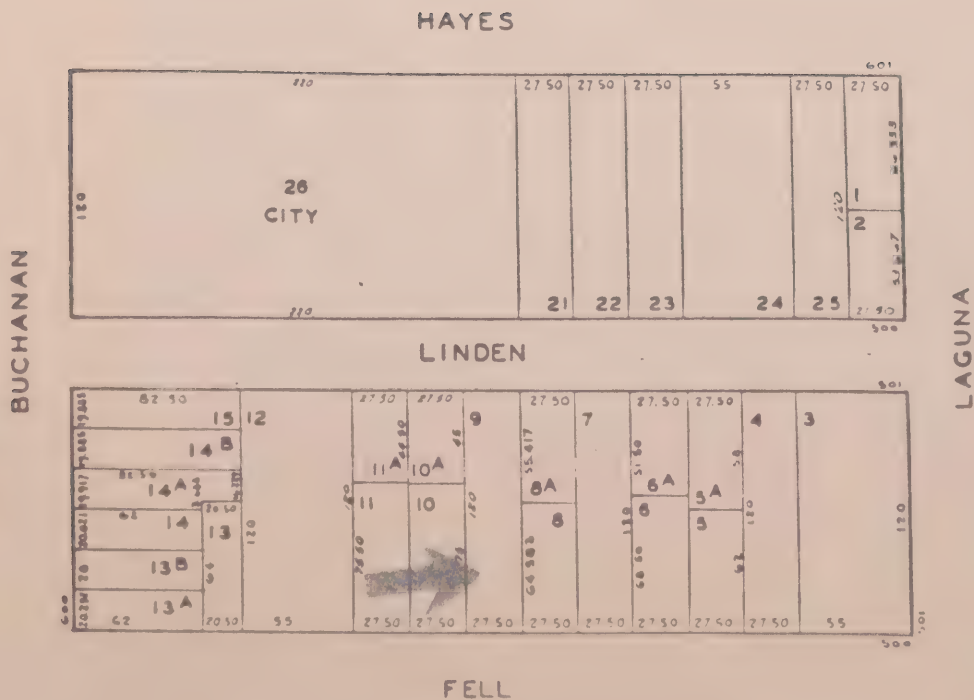
SALE PRICE: \$70,500.00 D.T. \$8,500.00 to seller

LAND AREA: 3,300 sq.ft. (27.5' x 120') 56,000.00 - assumed

UNIT VALUE: \$4,700.00 per apartment unit

12/31/69: Mr. Doherty 12/31/69

COMMENTS: No rents available.



Address: 550 Fell Street and 553 Linden Street

Type of Improvement: 3 story wood frame dwelling with 15 apartments

Improvement ~~Roll~~: 100 Rental Rate: _____

Building Area: 7,150 sq. ft. Units: _____

First Floor 2,800 sq. ft. _____

Second Floor 2,150 sq. ft. _____

Third Floor 2,150 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Improvements were reduced 50% of the assessed value due to destruction by fire some time during the year of 1965.

Assessed Valuation: Land \$ 11,100.00 Improvements \$ 25,000.00

1969-70 Taxes \$2,100.00



SALES TAX 10% of above figures.

SALES DATA

GRANTOR: Herbert L. Markall and Faye L. Markall, his wife

GRANTEE: Clyde Cournale and Marlyn Cournale, his wife

DATE: 10/12/70

RECORDING: Book A921, Page 201, File No. N99568

DATE: May 12, 2013

WILLIAMSON: 5/1/1970

T.O.S.: 10.00

ALL INTERESTS:

1. 10/12/70 (10/12/70) et ux

LAND AREA: 2,500 sq.ft.

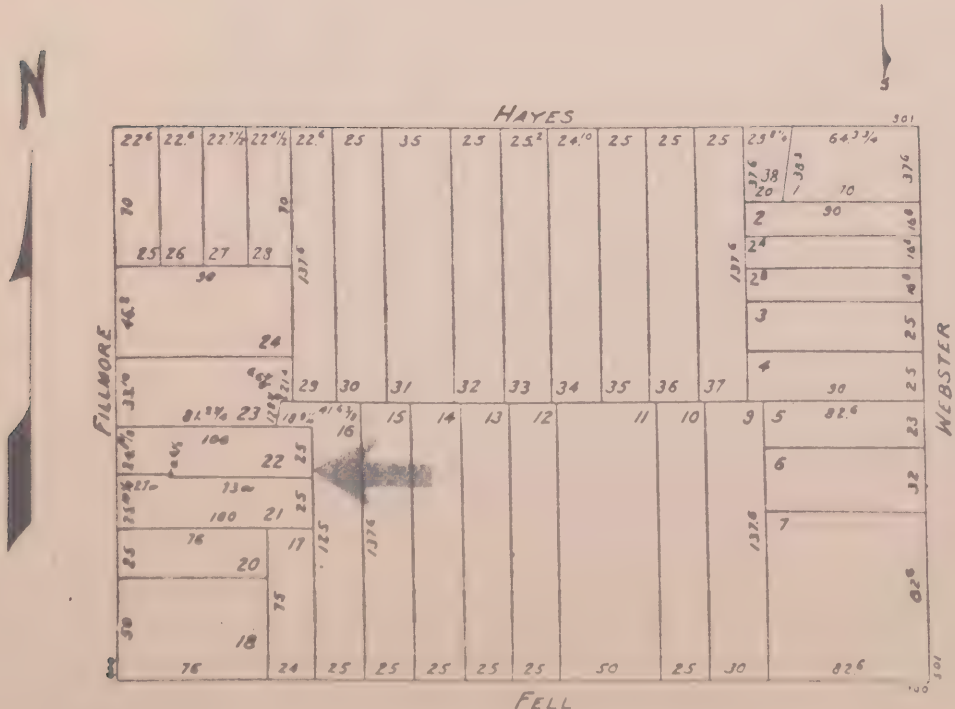
UNIT VALUE: Mc. Rowland (Cournale & Co. Realtors) 1/12/70

UNIT VALUE:

COMMENTS: Elizabeth M. Markall, a married woman, as her separate property granted realty to Sandra L. Wilson, a single woman by deed dated March 7, 1965 and recorded in Book A921, Page 201, File No. 012117. - D.T. \$5,000.

Frederick, a married man, as his separate property granted realty to Sandra L. Wilson, a single woman by deed dated August 9, 1965 and recorded 8/11/65 in Book A952, Page 729, File No. 012117. - D.T. \$5,000.

Clyde Cournale has resold this parcel as of 6/1/65 at \$37,250.00 contract of sale. Four units rents N.A. - \$9,312.00 per unit.



Block 821 Lot 22



Address: 626 Fillmore

Type of Improvement: three story, 1200 sq. ft. dwelling

Improvement Built: 1900 Rental Rate: _____

Building Area: 4,500 sq. ft. Rents: _____

First Floor 1,720 sq. ft. _____

Second Floor 1,550 sq. ft. _____

Third Floor 1,230 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a partial basement, unfinished, cement floor. Exterior walls are rustic with a plain trim, tar and stucco. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 4 rooms with hardwood floors and 1 bath pine. There are 2 bathrooms with 14 fixtures, 2 gas circulation heaters, and 4 closets in this building. There is an oven built-in in one of the stores on the ground level.

There are 2 stores on the ground level.

Assessed Valuation: * Land \$ 10,700.00 Improvements \$ 12,000.00

1969-70 Taxes \$ 697.44

SALES DATA

GRANTOR: Richard McGee, as administrator of the estate of Sylvia Pruitt

GRANTEE: Ruth Clark Paillet

BOOK: San Francisco 8-4

RECORDING: Book B355, Page 557, File No. S04731

DATE OF DEED: June 1, 1969

DATE OF RECORDING: 7/25/69

PRICE: \$115

SALE PRICE: \$29,064.20

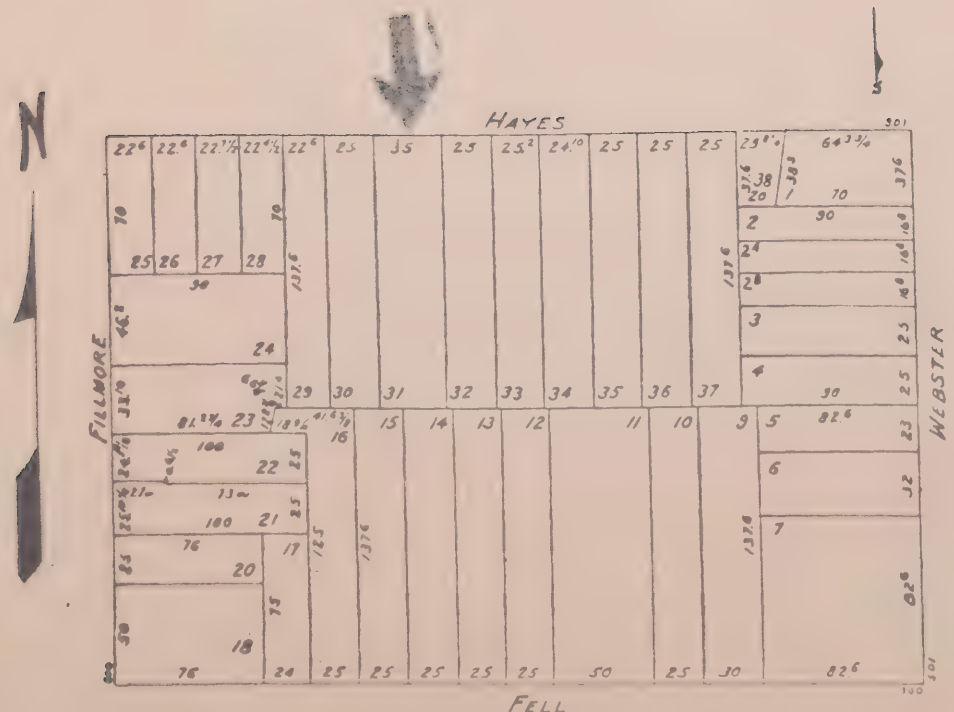
D.T. \$23,000.00 - assumed

LAND AREA: 4,813 sq.ft. (35' x 37.5')

UNIT VALUE: \$5,812.84 per unit

CONFIRMED: Superior Court 8/2/66

COMMENTS: Five living units.





Address: 661 Hayes Street

Type of Improvement: Three story wood frame 25 room dwelling

Improvement Built: 1890 Rental Rate: _____

Building Area: 6,954 sq. ft. Rents: _____

First Floor 2,318 sq. ft. _____

Second Floor 2,318 sq. ft. _____

Third Floor 2,318 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Used as Four apartments with 1 flat.

Brick foundation with a full unfinished basement with a partial cement and partial wood floor, with room for parking 4 cars. Exterior walls are rustic with plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. Rooms have 24 pine floors, with 29 fixtures in the 4 bathrooms. Gas circulating heater also 6 fireplaces, 1 fire escape and 16 closets.

Note: On June 6, 1960 this was used as housekeeping units.

Assessed Valuation: * Land \$ 15,700.00 Improvements \$ 22,100.00

1969-70 Taxes \$ 1172.40

* Assessed value is 25% of above figures.

Block 821 Lot 31

SALES DATA

GRANTOR: Richard L. Oliver, a widower, and Leola Heeren, a widow

GRANTEE: Edna B. Perkins, a single woman

ZONING: San Francisco R-4

RECORDING: Book B360, Page 350, File No. S08325

DATE OF DEED: August 11, 1969 DATE OF RECORDING: 8/15/69

I.R.S. \$9.90

SALE PRICE: \$25,000.00

LAND AREA: 6,898 sq.ft.

UNIT VALUE:

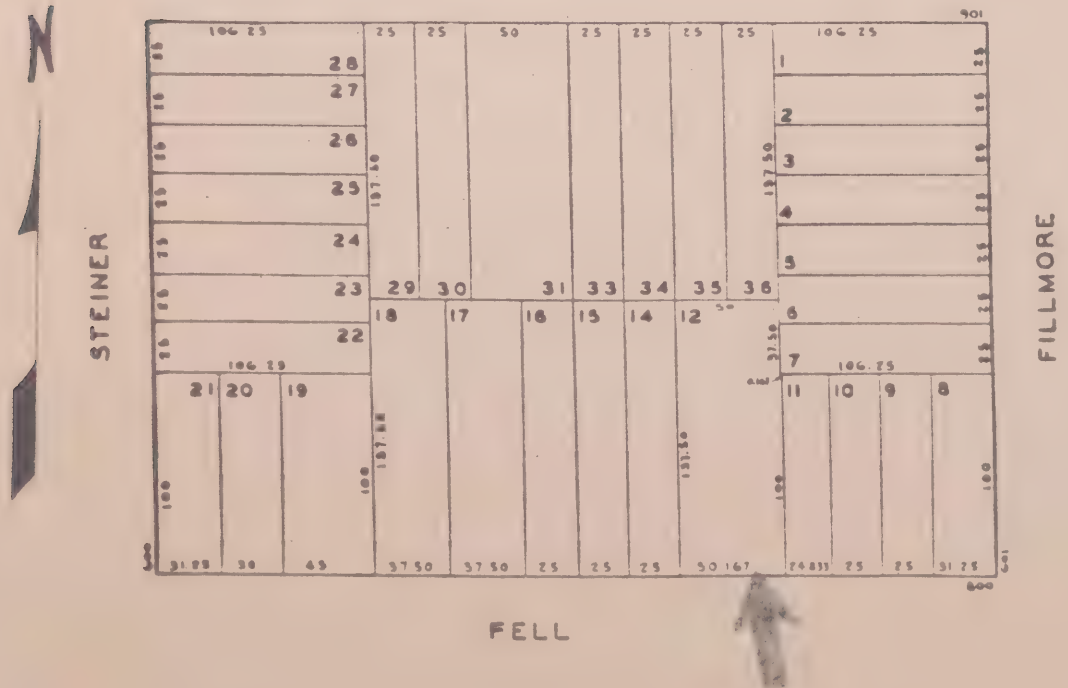
CONFIRMED: Miss Perkins 12/29/69

COMMENTS: First American Title Company of San Francisco, a California Corporation, as trustee granted realty to Monte C. White, a single man by deed dated March 30, 1966 and recorded in Book B 34, Page 675, Sale Price being \$20,602.92. This conveyance made pursuant to a deed of trust from Emma Jurado to Monte C. White, et al, which deed of trust was defaulted.

Monte C. White, single granted realty to Vivian Oliver and Richard L. Oliver, husband and wife, 1/2 interest and Leola Heeren, widow, 1/2 interest by deed dated 3/30/66 and recorded 4/12/66 in Book B 39, Page 271, File No.

076139. This parcel is improved with a hotel which has 10 legal rooms and the owners have a 6 room apartment. Total income is \$730.00 per month. Rooms are furnished with all utilities paid and rent from \$50. to \$55.00 per month.

HAYES



Block 822 Lot 12

Address: 832 Fell

Type of Improvement: three story, 16 room dwelling.

Improvement Built: 1894 Rental Rate: _____

Building Area: 6,720 sq. ft. Rents: _____

First Floor 2,240 sq. ft. _____

Second Floor 2,240 sq. ft. _____

Third Floor 2,240 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame, concrete foundation with a partial basement, unfinished, cement floor. Exterior walls are rustic with a plain trim. Flat, tar and gravel walls. Interior trim is pine over plaster walls. There are 4 hardwood floors in this building, 11 pine and 3 tile floors. There are 16 fixtures in 4 bathrooms, 6 circulating heaters, 7 fireplaces, 1 fire escape and 11 closets also in this building.

Assessed Valuation:* Land \$ 19,200.00 Improvements \$ 18,800.00

1969-70 Taxes \$ 768.12



*Assessed value is 25% of above figures.

Block 822 Lot 12





Address: 40-41 Fall Street

Type of Improvement: two story, 12 room building

Improvement Built: 1890 Rental Rate: _____

Building Area: 3,620 sq. ft. Rents: _____

First Floor 1,810 sq. ft. _____

Second Floor 1,810 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame on a concrete foundation with a full, unfinished, basement with cement floor. There is parking for 2 cars. Exterior walls are rustic with a plain trim. Gabled roof with shingles. Interior is pine over plaster walls. There are 9 rooms with hardwood floors, 5 with pine. There are 20 fixtures in the 4 bathrooms, 4 fireplaces. 5 gas circulating heaters, 9 closets and a fire escape in this building.

Assessed Valuation: * Land \$ 10,800.00 Improvements \$ 14,000.00

1969-70 Taxes \$ 761.98

*Assessed value is 25% of above figures.

Block 822 Lot 14

SALES DATA

GRANTOR: Robert S. Field, a single man and Bernard J. Castro, a single man

GRANTEE: Othello C. Bowman, Jr. a single man

ZONING: San Francisco R-4

RECORDING: Book B300, Page 800, File No. R34699

DATE OF DEED: December 18, 1968 DATE OF RECORDING: 12/30/68

PRICE: \$13.75

SALE PRICE: \$42,500.00 D.T. \$9,694.00

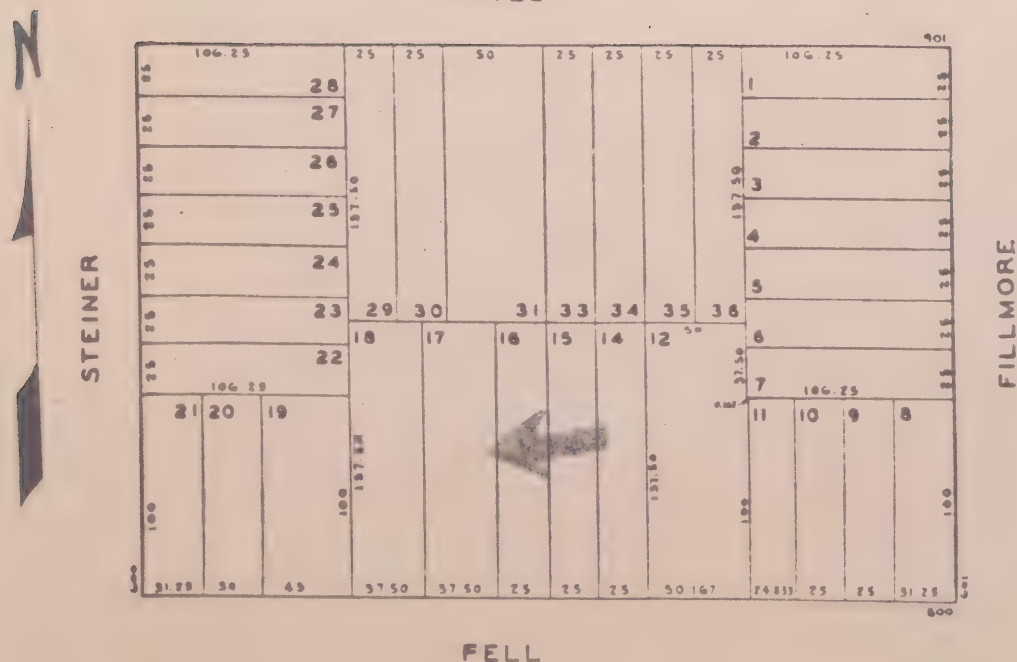
LAND AREA: 5,156 sq.ft. (37.5' x 137.5')

UNIT VALUE: \$10,625.00 per unit (\$9.66 per sq.ft. of building including land)

CONFIRMED: Mr. Bowman 12/29/69

COMMENTS: This dwelling is used as a rooming house with the use of the entire house. The rents are as follows: 2 @ \$65.00 per month; 1 @ \$75.00 per month and 1 @ \$80.00 per month. There is also a small cottage on this parcel that rents for \$100.00 per month giving the owner a total monthly income of \$385.00. Owner pays all utilities excepting small cottage which pays its own electricity.

HAYES





L

Address: 860 Fell Street

Type of Improvement: 3 story 11 room wood frame, 4 apartments and 1 sleeping room

Improvement Built: 1398 Rental Rate: _____

Building Area: 4,400 sq. ft. Rents: _____

First Floor 1,600 sq. ft. _____

Second Floor 1,400 sq. ft. _____

Third Floor 1,400 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood siding exterior over concrete foundation. Full Basement, finished with two storage rooms having cement floors. Flat, tar and gravel roof. Interior wall is plastered. Rooms contain 9 hardwood, 5 pine and 2 tile floors. 4 bathrooms containing 20 fixtures with 2 tubs, one built-in, one tile wall, 2 separate toilets and basins, one sink and two metal showers. Gas fired furnace with blowers, 3 fireplaces. There is a fire escape and 3 porches. There is another building on the lot which is condemned.

Assessed Valuation: * Land \$ 10,000.00 Improvements \$ 13,000.00

1969-70 Taxes \$ 908.58

*Assessed value is 25% of above figures.

Block 322 Lot 17

SALES DATA

GRANTOR: Robert C. Hines and M. Suzanne Hines, his wife

GRANTEE: Robert Anthony Pettingill, a single man

ZONING: San Francisco R-4

RECORDING: Book B 45, Page 29, File No. 080432

DATE OF DEED: April 15, 1966 DATE OF RECORDING: 4/28/66

I.R.S. \$6.60

SALE PRICE: \$39,097.97 D.T. \$23,823.48 to Security Savings & Loan

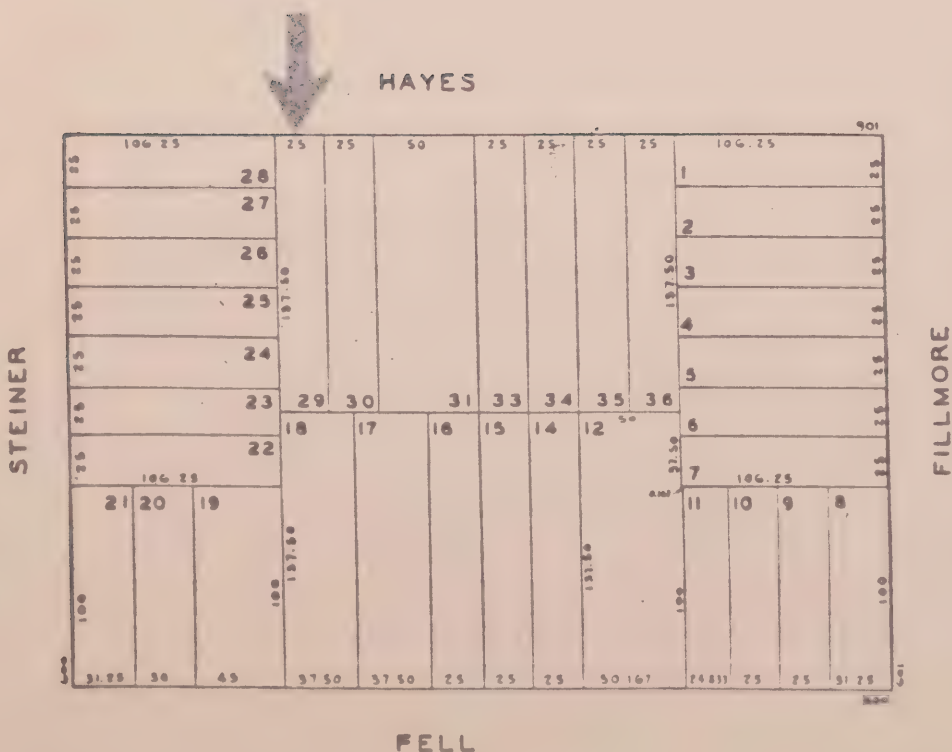
LAND AREA: 3.438 ac. (15' x 137.3')

UNIT VALUE: \$9,774.00 per unit

CONFIRMED: Mr. Limby - Selling broker 12/29/69

COMMENTS: At the time of sale, the rents were as follows:

Apartment A - \$65.00 per month
 Apartment B - \$65.00 per month
 Apartment C - \$85.00 per month
 Apartment D - Vacant



Block 822 Lot 29

Address: 969 Hayes Street

Type of Improvement: 3-story, 18 room wood frame 4 apartment unit building

Improvement Built: 1895 Rental Rate: _____

Building Area: 3,800 sq. ft. Rents: _____

First Floor 1,900 sq. ft. _____

Second Floor 1,900 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood siding exterior over brick foundation. Full basement unfinished, concrete floors, space for parking two cars. Hip roof, interior walls plaster, 10 hardwood and 4 pine floors make up rooms with 4 bathrooms, 21 fixtures and 4 tubs, 4 circulating heaters, 1 fire escape, 4 wallbeds and 12 closets.

Assessed Valuation: * Land \$ 10,800.00 Improvements \$ 23,100.00

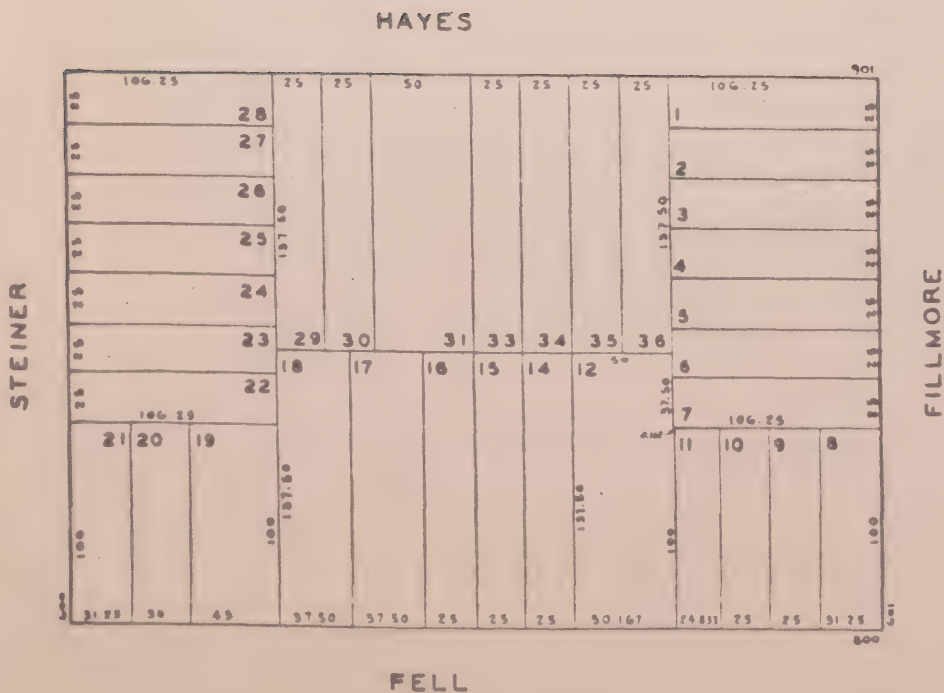
1969-70 Taxes \$ 1049.06



*Assessed value is 25% of above figures.

Block 822 Lot 29

SALES DATA



Block 822 Lot 31



Address:

157 Hayes Street

Type of Improvement:

Three story 53 room wood frame 12 apartment building

Improvement Built:

1900

Rental Rate:

Building Area:

14,400

sq. ft.

Rents:

First Floor

4,800

sq. ft.

Second Floor

4,800

sq. ft.

Third Floor

4,800

sq. ft.

Basement

800

sq. ft.

sq. ft.

Improvement Description:

Building is stucco and perma-stone exterior over concrete foundation with full basement unfinished except for 5 rooms which are not used with cement floors. Flat, tar and gravel roof. The interior walls are plaster. Rooms contain 18 hardwood floors, 35 pine floors, 12 bathrooms with 50 fixtures, 12 built-in tubs, gas fired and steam furnace plus 12 panel radiators, 15 electric combination range and ovens, fans and fan, wall to wall carpeting and drapes throughout.

11 unfurnished 4 bedroom units are rented for \$135.00 each. Total monthly income of \$1,620. as of 3/16/65.

Assessed Valuation: * Land \$ 21,600.00 Improvements \$ 145,700.00

1969-70 Taxes

\$ 2,171.00

Assessed value is 25% of above figures.

Block 822 Lot 31

SALES DATA

GRANTOR: Alex A. Sokol and Madeline Sokol, his wife

GRANTEE: Edward Loo, a single man and Philip Wai Lim Lum, a single man

CITY: San Francisco R-5

RECORDING: Book B244, Page 73, File No. 064842

DATE OF DEED: May 14, 1968 DATE OF RECORDING: 5/22/68

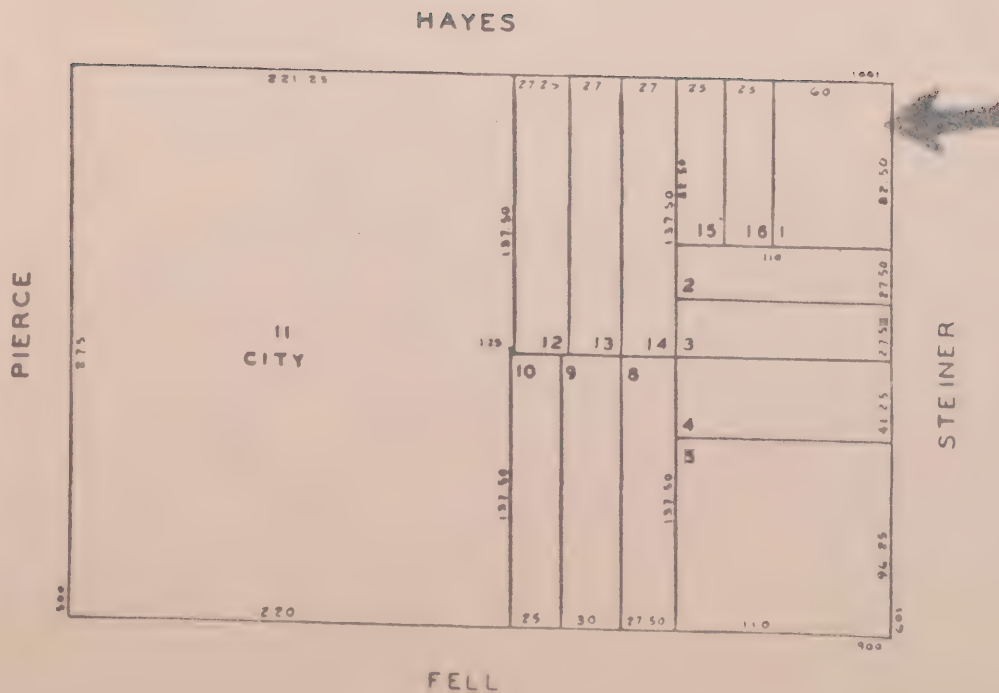
SALE PRICE: \$125,000.00 D.T. \$87,500.00 to Bay Viw View Federal Savings and Loan Association

TAX AREA: 4,950 sq.ft. (60' x 82.5')

UNIT VALUE:- \$6,944.00 per unit (\$9.60 per sq.ft. including bldg. and land)

CONFIRMED: Mr. Clauson - Broker 12/29/69

COMMENTS: This consists of 18 units - 12 - 3 rooms, 6-2 rooms. Rooms rented from \$70.00 to \$110.00. Listing broker thought this sold at about \$20,000.00 below market because of grantor's financial troubles. Rents as of 3/1/68, according to the broker, are low and that this parcel was on the market previous to his listing at \$185,000.00.





Address: 655 Steiner Street

Type of Improvement: Four story wood frame 48 room, 18 unit apartment building

Improvement Built: 1924 Rental Rate: _____

Building Area: 13,020 sq. ft. Rents: _____

First Floor 4,340 sq. ft. _____

Second Floor 4,340 sq. ft. _____

Third Floor 4,340 sq. ft. _____

Garage (not incl. above) 240 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building has a concrete foundation with a full unfished basement with concrete floors and parking for 12 cars. Exterior walls are brick veneer with rustic on one side, stucco on two sides with plain wood trim. Flat, tar and gravel roof and pine over plaster make up the interior trim. Rooms have 30 hardwood floors, 18 pine floors and 18 tile. There is clay tile in the lobby. There are 18 bathrooms with 72 fixtures, 18 tubs, 18 showers and 18 tile walls. Gas steam heated. Building consist of 3 fire escapes, 18 central refrigerators, 18 wallbeds, 48 closets, a utility room and garbage chute.

Assessed Valuation: Land \$ 22,200.00 Improvements \$ 96,200.00

1969-70 Taxes \$ 3,900.34

*Assessed value is 25% of above figures.

Block 823 Lot 1



Address: 625 Steiner (front)

Type of Improvement: two story, brick/wood frame dwelling

Improvement Built: 1890 Rental Rate: _____

Building Area: 1,322 sq. ft. Rents: _____

First Floor 1,241 sq. ft. _____

Second Floor 660 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a partial unfinished basement, wood floor. Exterior walls are rustic with a plain trim. Flat, tar and gravel roof. Interior has plaster walls. There are 6 pine floors, 6 fixtures in one bathroom. 1 floor gas furnace and 5 closets in this building.

Assessed Valuation: Land \$ 15,200.00 Improvements \$ 10,100 with exemption of \$7,825.

1969-70 Taxes \$ 9.82

Block 823 Lot 4
(page 1 of 2)

No Photo Available

Address: 625 Steiner St. (rear)

Type of Improvement: one story - 4 room dwelling

Improvement Built: 1912 Rental Rate: _____

Building Area: 965 sq. ft. Rents: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame with a concrete foundation with a partial, unfinished basement with a cement floor. Exterior is shingles over plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 4 rooms with pine floors, 8 fixtures in 2 bathrooms. Gas is circulating heater, and one gas panel heater. There are 3 closets.

Assessed Valuation: Land \$ _____ see page 1 of improvement
Improvements \$ _____

1969-70 Taxes \$ _____



Address: 1751 W. 10th St.

Type of Improvement: three story 18 unit apt. dwelling with 42 rooms

Improvement Built: 1927 Rental Rate: _____

Building Area: 11,160 sq. ft. Rents: _____

First Floor 3,720 sq. ft. _____

Second Floor 3,720 sq. ft. _____

Third Floor 3,720 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full basement, unfinished, cement floor with parking space for 9 cars. Exterior walls are rustic with the exception of stucco on the south & east wall. The trim is plain. Flat, tar and gravel roof. Interior trim is pine over plaster board. There are 42 rooms with hardwood floors, 18 composition shingle in the kitchen. There are 18 bathrooms, 72 fixtures, and each bathroom has its own tub. Gas furnace supplying heat through 24 individual radiators, 1 automatic elevator (266 sq.ft.), 3 fire escapes, 1 incinerator, 18 refrigerators, 18 wall beds, and 18 closets. Central heating and hot water and refrigeration are in this building.

Assessed Valuation: * Land \$ 24,100.00 Improvements \$ 69,000.00

1969-70 Taxes \$ 2,075.95

* Assessed value is 25% of above figures.

Block 1101 Lot 18



Address: 1700-10 E. 11th St. S.

Type of Improvement: three story wood frame building containing 7 apts. and 27
units.

Improvement Built: 1909 Rental Rate: _____

Building Area: 6,706 sq. ft. Rents: _____

First Floor 2,122 sq. ft. _____

Second Floor 2,122 sq. ft. _____

Third Floor 2,122 sq. ft. _____

basement 400 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior is rustic and asbestos shingle with plain trim. Concrete foundation and full partially finished wood floor basement. There is a tar and gravel flat roof and pine over plaster, with 6 beamed ceilings make up the interior. There are 18 rooms with hardwood floors, 9 with pine. There are 7 bathrooms, 35 fixtures, and 7 tubs. Heat is provided by a steam gas furnace, 21 radiators, 7 wall beds, 7 porches, and 32 closets.

Assessed Valuation: Land \$ 12,200.00 Improvements \$ 33,000.00

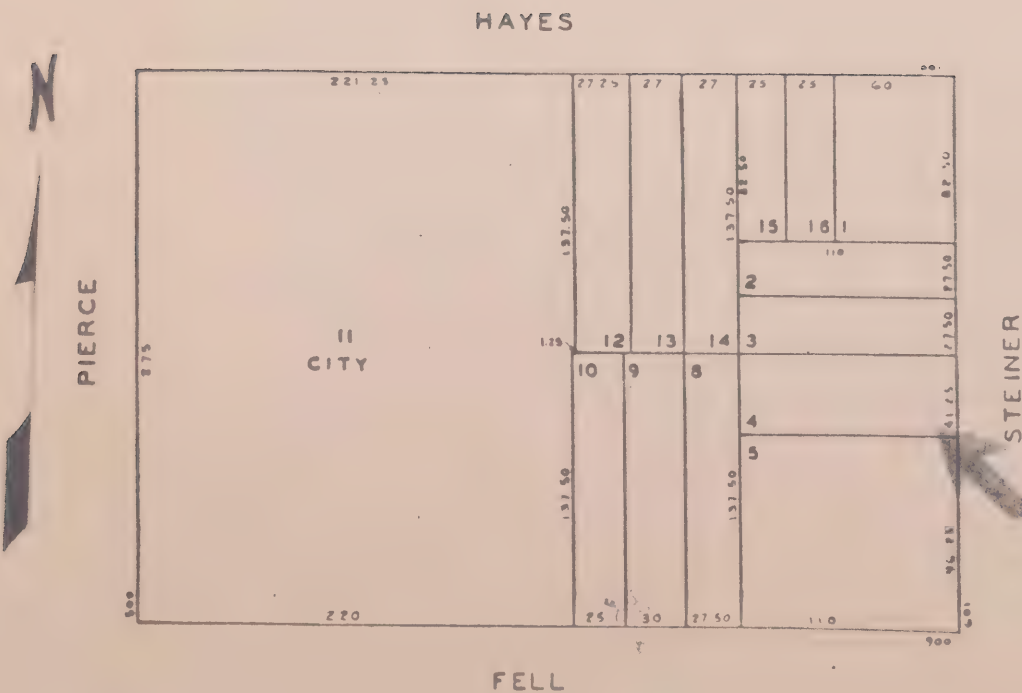
1969-70 Taxes \$ 1,388.76

* Assessed value is 25% of above figure.

Block 1157 Lot 6

SALES DATA

GRANTOR: Harry C. Moss, a single man and Wilfred H. White, a
 GRANTEE: The Protestant Episcopal Hostel of San Francisco Inc.
 ZONING: San Francisco'
 RECORDING: Book B234, Page 743, File No. 057973
 DATE OF DEED: April 17, 1968 DATE OF RECORDING: 4/18/68
 CONSIDERATION: \$55,000
 SALE PRICE: \$50,000.00 D.T. \$50,000.00 to Crocker-
 Citizens National Bank
 LAND AREA: 1.688 acres (11,000 x 1,000)
 UNIT VALUE:
 ADDED VALUE: Recorded document 12/29/69
 COMMENTS: This property is used for the treatment of alcoholics.



Block 923 Lot 4

SALES DATA

GRANTOR: Harriet Katz

GRANTEE: Henry Robinson, a single man

ZONING: San Francisco R-4

RECORDING: Book A928, Page 122, File 171-5117

DATE OF DEED: June 7, 1965 DATE OF RECORDING: 6/8/65

I.R.S. \$82.50

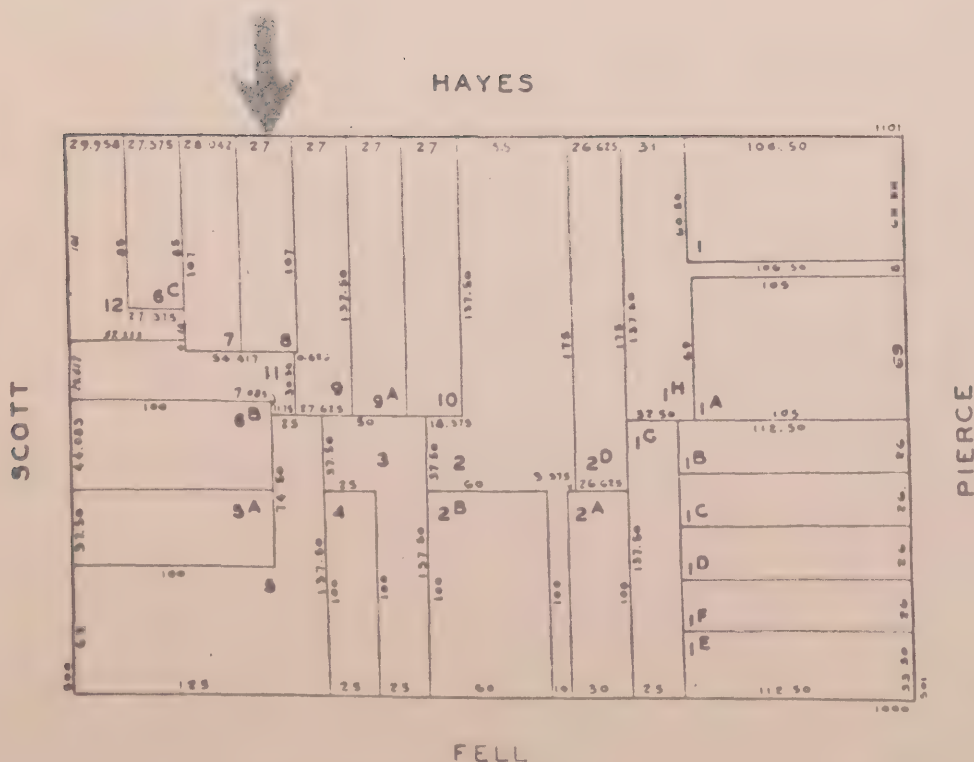
SALE PRICE: \$75,000.00 D.T. \$52,000.00 (Deduction for Depreciation)

LAND AREA: 2,889 sq.ft.

UNIT VALUE: \$10,714.00 per unit (\$11.24 per sq.ft. of l.d.) \$10,000.00

CONFIRMED: Mr. Bill Beedle, realtor, 1/8/70

COMMENTS: This dwelling contains 7 apartment units.
 1 - 2 bedrooms - 4 rooms rented for \$125.00
 1 - 1 bedroom - 3 rooms rented for \$120.00
 1 - 1 studio - 2 rooms rented for \$110.00
 All units unfurnished. Mr. Beedle stated that he also had sold a 7 unit dwelling at 1175 Hayes St. to Mr. Robinson's sister for \$77,000.00 in late 1964 or the early part of 1965. These buildings were exactly the same.





Address: 1173 Hayes St.

Type of Improvement: 3 story 28 room wood frame 7 apartment unit building

Improvement Built: 1911 Rental Rate: _____

Building Area: 6,071 sq. ft. Rents: _____

First Floor 1,906 sq. ft. _____

Second Floor 1,906 sq. ft. _____

Third Floor 1,906 sq. ft. _____

Basement 253 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick veneer and wood siding exterior over concrete foundation. Full basement, unfinished, but with 4 finished rooms at rear of lobby. Cement floors. Flat, tar and gravel roof. Interior walls are plaster with hardwood wainscoting. There are 21 rooms with hardwood floors and pine floors. There are 7 bathrooms, 28 fixtures, and 7 tubs. Gas fired steam furnace, 2 radiators, 7 wall beds, and 14 closets are in this building. Furnace was new in 1951.

Assessed Valuation: * Land \$ 12,200.00 Improvements \$ 39,400.00

1969-70 Taxes \$ 1,618.70

* Assessed value is 25% of above figures.

Block 824 Lot 8

SALES DATA

GRANTOR: Franklin Rodiek Greene and Thomas Welton Smith

GRANTEE: Jeremy M. Ets-Hokin

LOCATION: San Francisco 10-4

RECORDING: Book B251, Page 668, File No. 070352

DATE OF DEED: June 17, 1968

DATE OF RECORDING: 6/21/68

L.T.S.: \$49.50

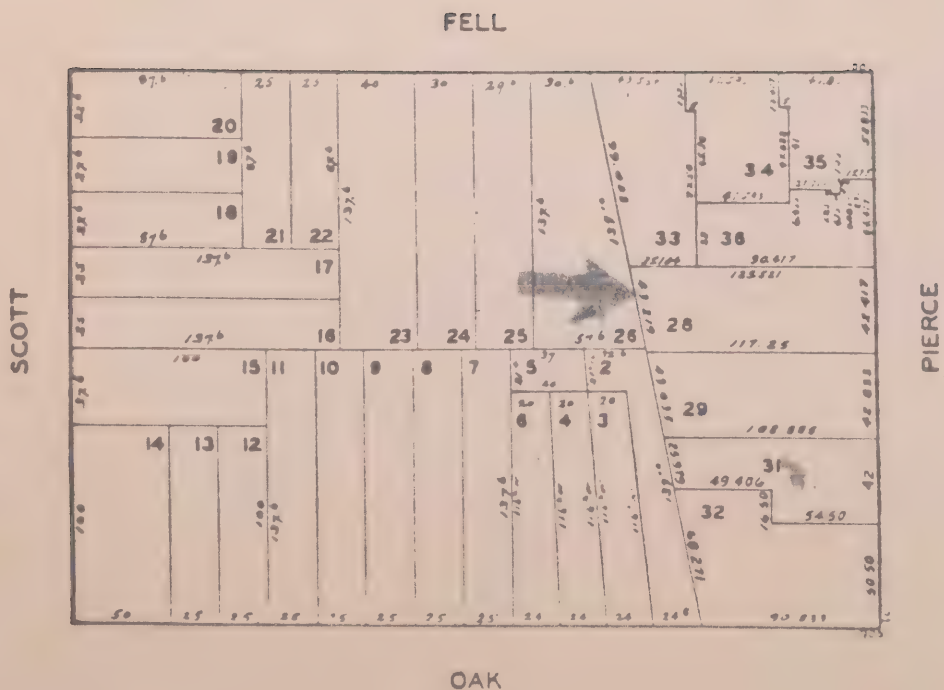
SALE PRICE: \$75,000.00 D.T. \$20,000.00 to grantors

LAND AREA: 5,149 sq.ft.

UNIT VALUE: \$8,333.00 per apt. unit

CONFIRMED: Mr. W. Ets-Hokin, 1/12/68

COMMENTS: 1. Ets-Hokin refused rental data.



Address: 419 Pierce St.

Type of Improvement: 3 story wood frame apartment building - 24 rooms

Improvement Built: 1903 Rental Rate: _____

Building Area: 6,830 sq. ft. Rents: _____

First Floor 2,350 sq. ft. _____

Second Floor 2,240 sq. ft. _____

Third Floor 2,240 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full basement, unfinished, cement floor with space for parking 2 cars. Exterior walls are rustic with a plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 24 rooms with pine floors, 9 bathrooms, 36 fixtures, 9 tubs. There is steam heat - gas operated furnace, fire escapes, 9 refrigerators, 9 wall beds, and 24 closets.

3 2-bedroom apartments and 6 3-bedroom apartments.

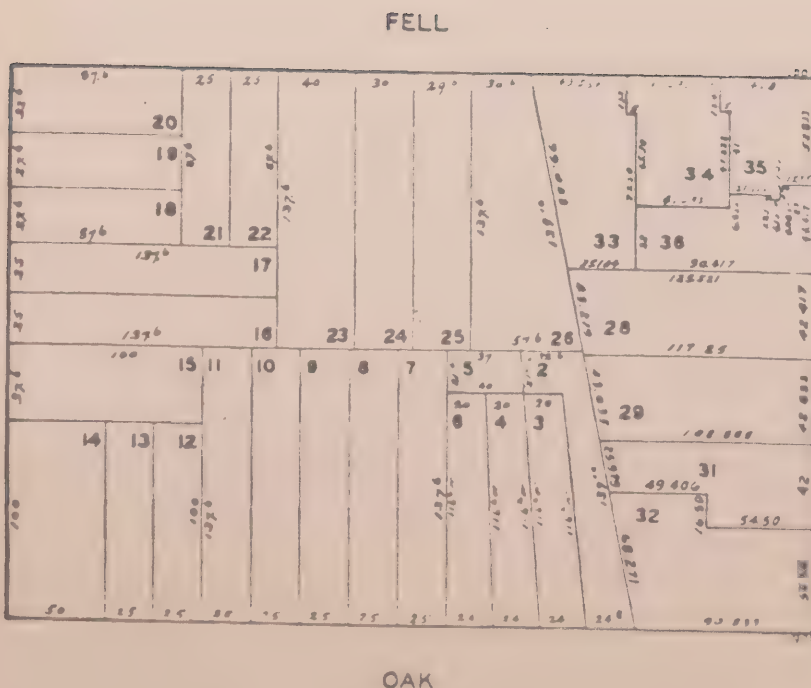
Assessed Valuation: * Land \$ 19,800.00 Improvements \$ 30,100.00

1969-70 Taxes \$ 1,568.44



* Additions valued at 25% of above figures.

Block 22 Lot 24

[illegible]



Address: _____

415 Prince St.

Type of Improvement: _____

three story wood frame 9 unit apartment house - 27 rooms

Improvement Built: _____

1908

Rental Rate: _____

Building Area: _____

7,120

sq. ft.

Rents: _____

First Floor

2,440

sq. ft.

Second Floor

2,440

sq. ft.

Third Floor

2,440

sq. ft.

Fourth Floor

2,440

sq. ft.

sq. ft.

Improvement Description:

Concrete foundation with a full, unfinished, basement with cement floor. Exterior walls are rustic with a plain trim. Flat, tar and gravel roof. Interior walls are pine over plaster. There are 27 rooms with pine floors. 9 bathrooms, 36 fixtures, and 9 tubs. There is a fire escape, gas steam pipe, 9 refrigerators, 9 wall beds, and 27 closets in this building.

3 2-bedroom apt.

3 3-bedroom apt.

1 4-bedroom apt.

Assessed Valuation: *

Land

\$19,400.00

Improvements

\$ 32,700.00

1969-70 Taxes

\$ 1,620.42

* Assessed value is 25% of above figures.

Block 045

Lot 23

SALES DATA

GRANTOR: Floyd L. Edwards, Jr. and Betty Jane Edwards, his wife and Lea Rasmussen and Barbara Rasmussen, his wife

GRANTEE: J. M. Ets-Hokin and Judith Ets-Hokin, his wife

ZONING: San Francisco R-4

RECORDING: Book 825, Page 34, Folio No. 80614

DATE OF DEDICATION: Jan 1, 1968 DATE OF RECORDING: 7/1/68

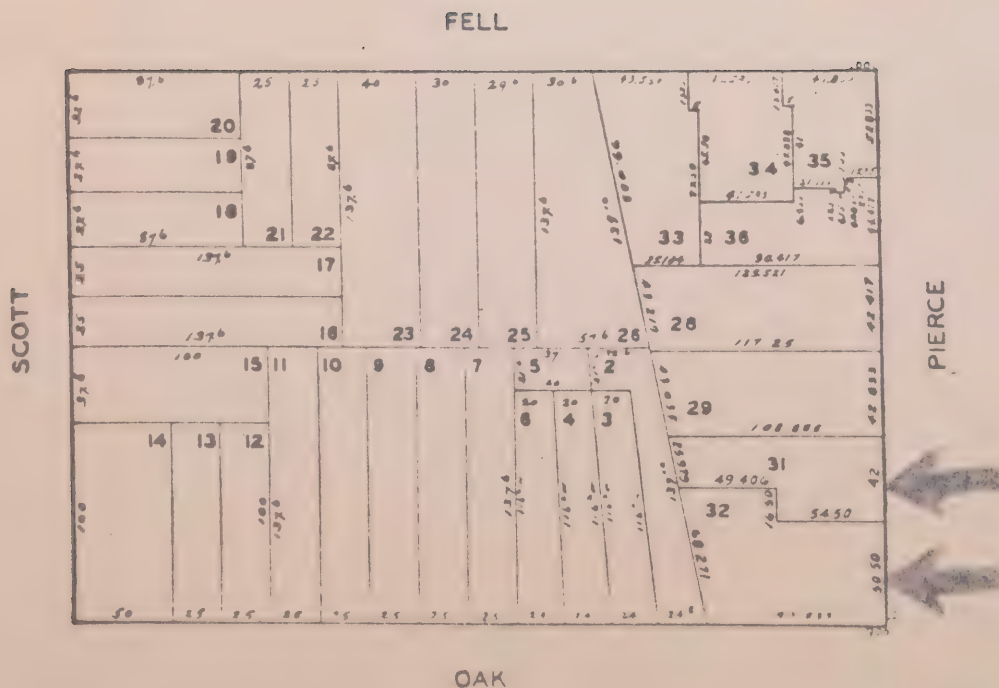
UNIT VALUE: \$15.45

SALE PRICE: \$134,500.00 D.T. \$29,129.92 to grantors

LOT AREA: 9,237 sq.ft.

UNIT VALUE: \$15.45

COMMENTS: This purchase consisted of lots # 31 and 32 containing a total of 26 apartments -
 Lot 31 - 10 apartments - unit value price \$15.45
 Lot 32 - 16 apartments - unit value price \$15.45



Block 825

Lo 31,32

Address: 411 Pacific St.

Type of Improvement: three story wood frame dwelling 11 units - 29 rooms

Improvement Built: 1901 Rental Rate: _____

Building Area: 6,930 sq. ft. Rents: _____

First Floor 1,500 sq. ft. _____

Second Floor 1,810 sq. ft. _____

Third Floor 2,520 sq. ft. _____

Basement 500 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full partially finished basement with a cement floor. 3 rooms in basement. Exterior walls are rustic with a plain trim. Flat, tar and gravel roof. Interior walls are pine over plaster. There are 29 rooms with pine floors, 10 bathrooms, 40 fixtures, and 10 tubs. Gas fired steam heat, fire escapes, 9 refrigerators, 9 wall beds and 27 closets are in this building.

Assessed Valuation: * Land \$ 16,200.00 Improvements \$ 35,000.00

1969-70 Taxes \$ 1,585.62



* Assessed value in 25% of above figures.



Address: 900 Oak St.

Type of Improvement: three story wood frame 16 unit apartment building - 55 rooms

Improvement Built: 1903 Rental Rate: _____

Building Area: 11,785 sq. ft. Rents: _____

First Floor 3,645 sq. ft. _____

Second Floor 3,645 sq. ft. _____

Third Floor 3,645 sq. ft. _____

Basmt. 850 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full basement, unfinished, with cement floor. Exterior walls are rustic with a plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 55 rooms with pine floors. There are 16 bathrooms, 16 tubs. Gas furnace steam heat, fire escapes, 16 refrigerators, 16 wall hobs, and 32 closets.

3- bedroom apts.

2-bedroom apts.

10 4-bedroom apts.

Assessed Valuation: * Land \$ 22,400.00 Improvements \$ 45,600.00

1969-70 Taxes \$ 2113.00

*Assessed value is 25% of above figures.

Block 625 Lot 38

SALES DATA

GRANTOR: Lytton Savings and Loan Association of Northern California

GRANTEE: Jeremy M. Ets-Hokin, a married man, as his separate property

ZONING: San Francisco R-4

RECORDING: Book B164, Page 34, File No. 05220

DATE OF DEED: July 17, 1967

DATE OF RECORDING: 7/28/67

1.000.00 \$685.00

SALE PRICE: \$242,600.00

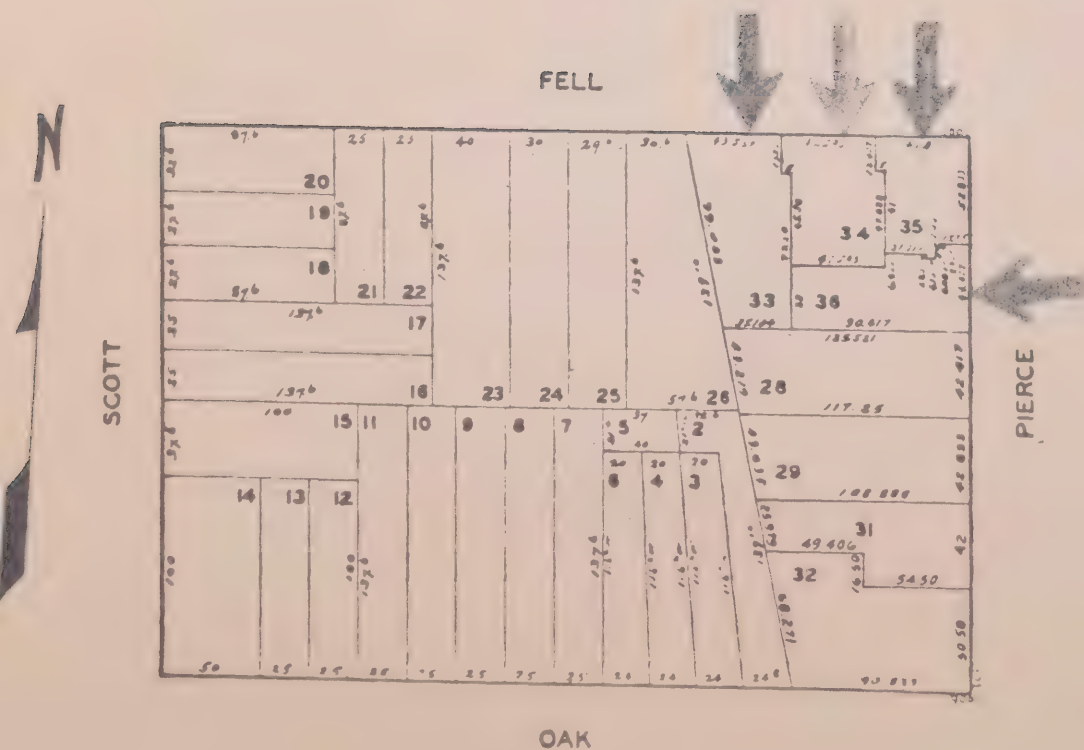
D.T. \$242,600.00 to grantor

UNIT AREA: 1.000.00

UNIT VALUE: \$9,704.00 apt. units

CONFIRMED: Mr. Harrison with Lytton S&L. 1/7/70

COMMENTS: Parcels 33, 34, 35 and 36 was one of a total of 18 properties purchased under this deed, all from the same grantor.
This total purchase consisted of 25 apt. units.



Block 825 Lot 33, 34, 35, 36

Address: 1411 - 77 Fall St.

Type of Improvement: 3 story wood frame 10 unit apt. dwelling with 14 rooms

Improvement Built: 1930 Rental Rate: _____

Building Area: 7,547 sq. ft. Rents: _____

First Floor 2,297 sq. ft. _____

Second Floor 2,273 sq. ft. _____

Third Floor 2,977 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick foundation with a partial basement, unfinished, cement floor and space for parking 2 cars. Exterior walls are masonry with plain trim. Flat tar and gravel roof. Interior trim is pine over plaster. There are 14 rooms with pine floors, 3 bathrooms, 12 fixtures, steam heat, 1 fire escape, 18 closets and they share the bath.

There are 1 1-bedroom apt., 4 2-bedroom apts.

Assessed Valuation: * Land \$ 15,200.00 Improvements \$ 27,700.00

1969-70 Taxes \$ 1,473.34



2. Appraised value is 25% of above figures.

Block 228 Lot 31



Address: 1005-1009 Fell St.

Type of Improvement: three story wood frame 8 apt. unit - 21 room dwelling

Improvement Built: 1903 Rental Rate: _____

Building Area: 7,517 sq. ft. Rents: _____

First Floor 2,439 sq. ft. _____

Second Floor 2,439 sq. ft. _____

Third Floor 2,439 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick foundation with a partial basement, unfinished. Exterior walls are rustic with plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster, there are 21 rooms with pine floors, 3 bathrooms, 18 fixtures, 3 tubs, steam heat and 16 closets. They share the baths. There are: 4 2-bedroom apts.; 1 3-bedroom apts.; and 1 4-bedroom apt.

Assessed Valuation: * Land \$ 17,000.00 Improvements \$ 27,000.00

1969-70 Taxes \$ 1,396.14

* Assessed value is 25% of above figure.

Block 825 Lot 34

Address: 475 Jones St. E 1001 - 1011 St.

Type of Improvement: three story wood frame 7 unit apartment building - 27 rooms

Improvement Built: 1903 Rental Rate: _____

Building Area: 7,506 sq. ft. Rents: _____

First Floor 2,502 sq. ft. _____

Second Floor 2,502 sq. ft. _____

Third Floor 2,502 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

brick foundation with a partial basement, unfinished. Exterior walls are rustic with a plaster trim. Flat, tar and gravel roof. Pine over plaster interior. There are 27 rooms with pine floors, 5 bathrooms, 22 fixtures, steam heat and 16 closets. Share the bath. Corner building and there are: 2 1-bedroom apts., 4 2-bedroom apts; 1 4-bedroom apts.

Assessed Valuation: * Land \$ 15,000.00 Improvements \$ 21,000.00

1969-70 taxes \$ 1,211.76



* Assessed value is 25% of above figure.

Address: 427 - 31 Avenue C.

Type of Improvement: Three story wood frame 18 unit apt. house with 25 rooms

Improvement Built: 1961 Rental Rate: _____

Building Area: 8,375 sq. ft. Perms: _____

First Floor 2,725 sq. ft. _____

Second Floor 2,725 sq. ft. _____

Third Floor 2,725 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

brick construction with a partial basement, unfinished, cement floor. Parking space for 2 cars. Exterior walls are rustic with plath trim. Flat, tar and gravel roof. Interior trim is pine over plaster. There are 25 rooms with pine floors, 24 fixtures in 4 bathrooms, and 3 tubs. -beach front, fire escape. Staircase. Three the bath. 10 2-bedroom apartment, 1 1-bedroom apartment, 1 1-bedroom apartment.

Assessed Valuation: * Land \$ 15,300.00 Improvements \$ 45,700.00

1969-70 Taxes \$ 2,030.00



SALES DATA

GRANTOR: Esther Nealy, a widow

GRANTEE: David Bordin, a married man, as his separate property

ZONING: San Francisco R-4

BOOK: Book B 94, Page 26, File No. P23154

DATE OF DEED: October 21, 1966 DATE OF RECORDING: 11/3/66

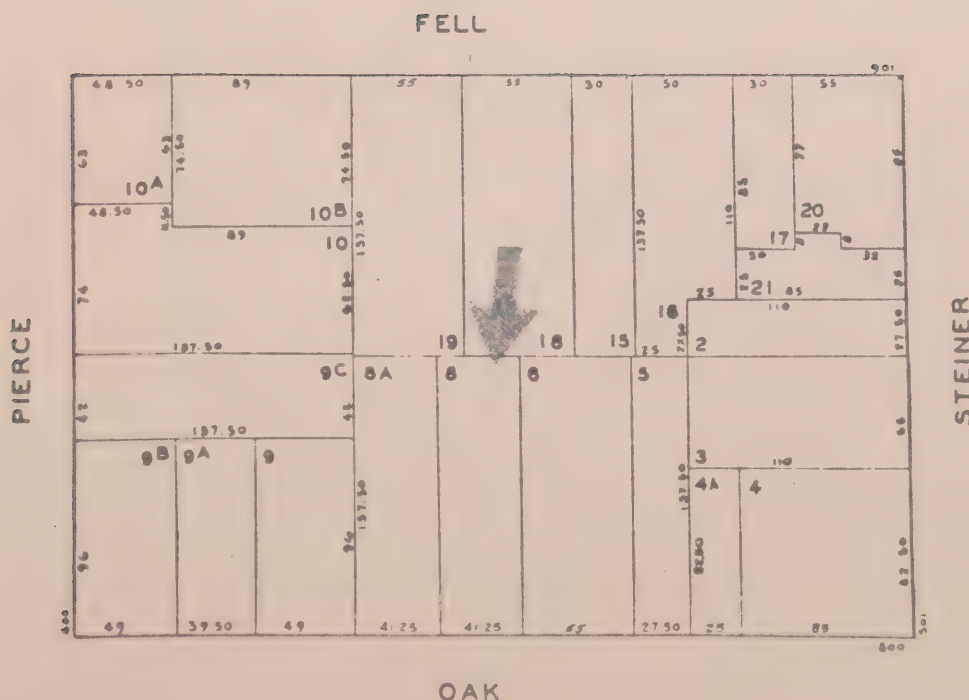
T.S.S. \$10.23

LAND: \$110,000.00 D.T. \$23,300.00 to grantor

LAND AREA: 3,672 sq. ft.

UNIT VALUE: \$75.00 per unit (11 units, 12 units, inc. land)

COMMENTS: 12 units that consist of 7 3-room apartments that rented at \$75.00 per month unfurnished, and 5 4-room apartments that rented at \$100.00 per month. Owner paid water and garbage. Rents are as of 10/66.



Block 826 Lot 8

Address: 450 Oak St.

Type of Improvement: Three story 2 1/2 story wood frame 12 apt unit building

Improvement Built: _____ Rental Rate: _____

Building Area: 9,279 sq. ft. Rents: _____

First Floor 2,090 sq. ft. _____

Second Floor 3,090 sq. ft. _____

Third Floor 3,090 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood siding with artistically decorated stucco front over concrete foundation. Full basement, unfinished, cement floors, and space for parking 12 cars. Flat, tar and gravel roof. Interior walls are plaster. There are 17 rooms with hardwood floors, 12 pine and 12 tile floors. There are 12 bathrooms, 67 fixtures, 12 built-in tubs with tile walls. Gas fired steam heaters, 118 Bscaps, 12 refrigerators, 12 wall beds, 29 closets, are in this building. There is a 300 ft. retaining wall in rear of 450 Oak St.

Assessed Valuation: *Land \$ 20,780.00 Improvements \$ 52,480.00

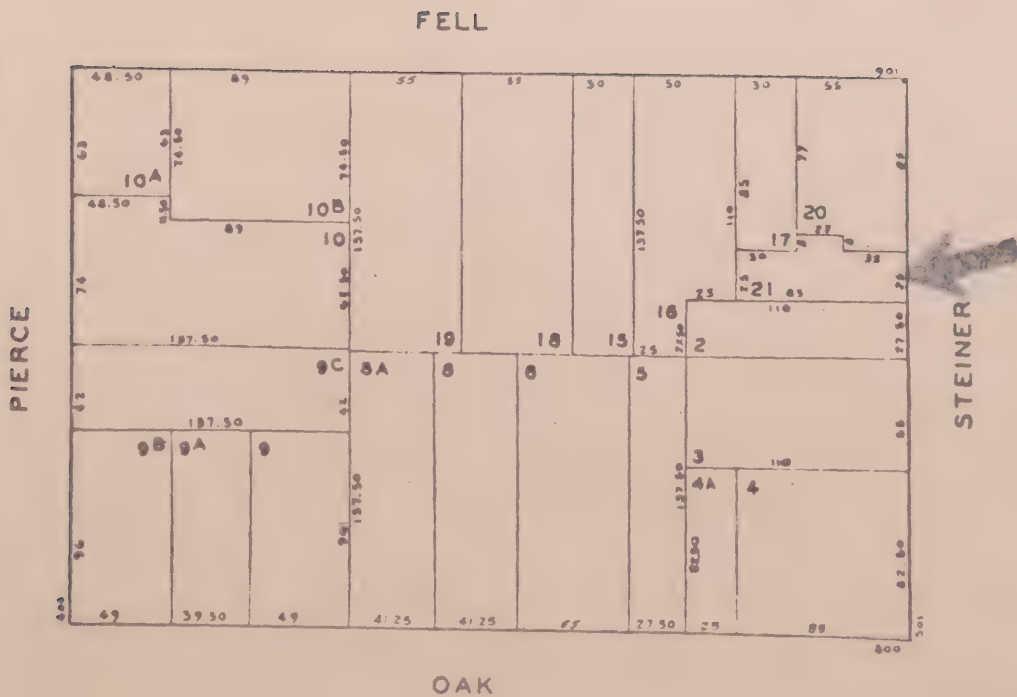
1969-70 Taxes \$ 2,789.20



* Assessed value is 25% of above figures.

Block 241 Lot 8

SALES DATA



Address: 541 Palmer Street

Type of Improvement: 6 units, two story, 1 r m .50 bath well

Improvement Built: 1906 Rental Rate: _____

Building Area: 3,040 sq. ft. Rents: _____

First Floor 1,520 sq. ft. _____

Second Floor 1,520 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick foundation, full basement with cement floor. Exterior walls are rustic with a plain trim. Hip-roof with shingles. Interior trim is pine over plaster walls. There is 1 room with a hardwood floor and 12 with pine. 23 fixtures in 2 bathrooms. 2 gas circulating heaters in this dwelling, 1 wall bed and 13 closets.

Converted to housekeeping apartments.

Assessed Valuation: * Land \$ 10,400.00 Improvements \$ 18,200.00

1969-70 Taxes \$ 878.72



*Assessed value is 75% of above figures.

Address: 224 Illinois St. - (180)

Type of Improvement: new building - frame wood frame dwelling

Improvement with: 1012 Rental Rate:

Building Area: 400 sq. ft. Rents:

First Floor: sq. ft.

Second Floor: sq. ft.

Third Floor: sq. ft.

 sq. ft.

 sq. ft.

Improvement Description:

Concrete foundation with a partial unfinished cement floor basement. Exterior is shingles over plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 4 rooms with pine floors, 8 fixtures in 2 bathrooms, gas circulating heater and 1 gas panel heater, and 3 closets in this building.

Assessed Valuation: * Land \$ 10,400.00 Improvements \$ 18,200.00

1969-70 Taxes \$ 878.72

7

7

L

J

SALES DATA

GRANTOR: Homestead Savings and Loan Association

GRANTEE: Joseph Sunn Chew and Marianne Chew, his wife; Dewey J. Lee and Phyllis C. Lee, his wife; Frank M. Jue and Jennie Jue, his wife; Stephen Wong and Dorothy Wong, his wife

ZONING: San Francisco R-4

RECORDING: Book B175, Page 810, File No. 013912

DATE OF DEED: August 22, 1967 DATE OF RECORDING: 9/8/67

SALE PRICE: \$95.70

SALE PRICE: \$87,000.00 D.T. \$84,000.00 to Homestead Savings and Loan Association

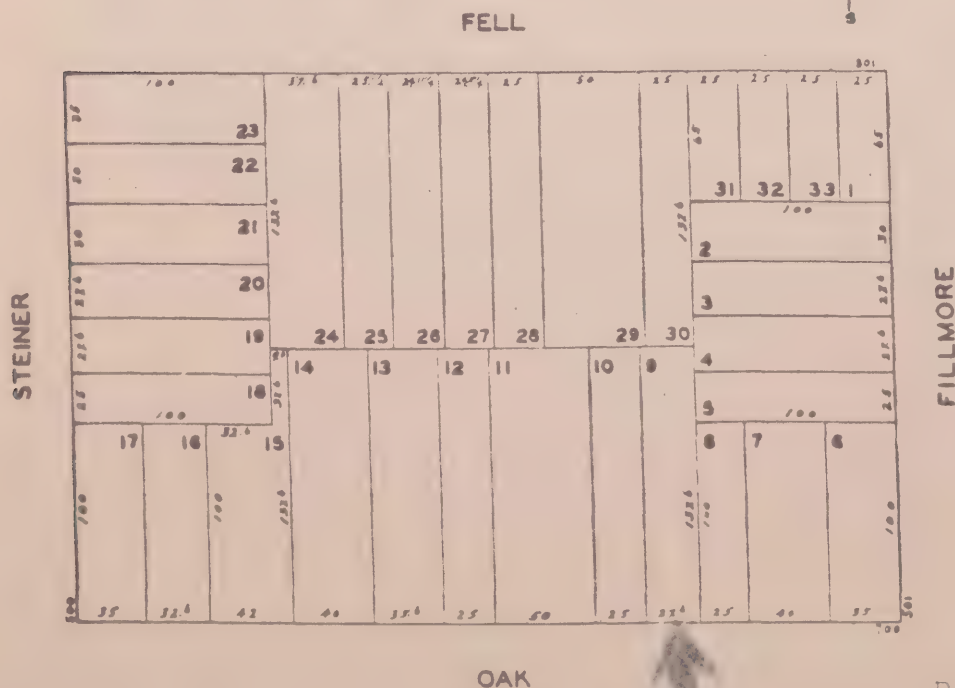
LAND AREA: 3,781 sq.ft. (27.3' x 137.5')

UNIT VALUE: \$10,875.00 per unit (\$15.45 per sq.ft. of building including land)

CONFIRMED: Mr. Lee 12/29/69

COMMENTS: Shelton Insurance Agency, Inc., as Trustee granted realty to Homestead Savings and Loan Association by deed dated May 31, 1967 and recorded in Book B150, Page 920, File No. 66122 - Sale Price being \$89,938.02 - conveyance made pursuant to deed of trust from Robert W. Pollock, et ux to Homestead Savings and Loan Association as beneficiary which deed of trust was defaulted.

8 - 1 bedroom apartments that rent for \$115.00 to \$125.00 per month unfurnished with one covered parking space make up the building. The owner pays water and garbage.



Block 827 Lot 9



Address: 725 Oak Street

Type of Improvement: Two story wood frame dwelling, 8 apartment units, 32 rooms

Improvement Built: 1965 Rental Rate: _____

Building Area: 5,130 sq. ft. Rents: _____

First Floor 4,855 sq. ft. _____

Second Floor 2,375 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full unfinished cement floor basement with 2 parking stalls. Exterior walls are rustic with stucco over plain trim. Flat tar and gravel roof. The interior walls are pine over sheetrock. Rooms consist of 32 pine floors, all carpeted. There are 8 bathrooms with 31 fixtures and 8 built-in tubs with tile walls in the bathroom, 2 sliding glass tub enclosures, gas furnace along with 8 miscellaneous wall panels supplies heat. Fire escape, sprinkler system, 16 closets and 1 laundry room are in the building, also, each unit has built-in electric range and oven with hood and fan above.

Assessed Valuation: * Land \$ 14,000.00 Improvements \$ 66,000.00

1969-70 Taxes \$ 2517.72

*Assessed value is 25% of above figures.

Block 327 Lot 90

Robert E. Wright, a married man and Marilyn Ross Huxtable, a married woman, as tenants in common

RECORDING:

DATE OF DEED: February 2, 1965

DATE OF RECORDING: 2/4/65

I.R.S. \$22.00

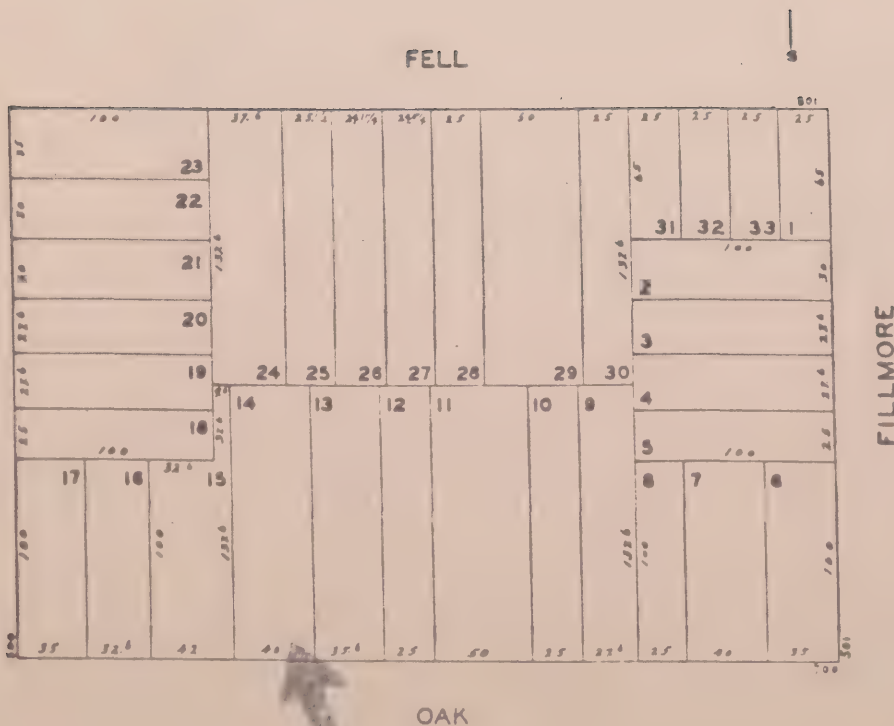
SALE PRICE: \$61,800.00 D.T. \$8,670.05 to grantor

LAND AREA: 5,500 sq.ft. (40' x 137.5') \$34,530.00 - assumed

IF VALUE: \$7,725.00 per unit

CONFIRMED: Mr. Hom- selling and listing broker.

COMMENTS: This 8 unit apartment building has all one bedroom apartments that rented for \$90.00 per month unfurnished with owner paying water and garbage.





Address: 770 Oak Street

Type of Improvement: Three story wood frame, 3 apartment unit with 23 rooms

Improvement Built: 1922 Rental Rate: _____

Building Area: 4,950 sq. ft. Rents: _____

First Floor 1,650 sq. ft. _____

Second Floor 1,650 sq. ft. _____

Third Floor 1,650 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full unfinished basement with room for parking 2 cars. Exterior walls are rustic with stucco over plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. Two hardwood floors, 21 pine floors, 8 bathrooms with 32 fixtures and 8 tubs, 8 wallbeds, 16 closets make up the units.

1 - 2 room apartment - 7 - 3 room apartments.

Assessed Valuation: * Land \$ 20,300.00 Improvements \$ 33,500.00

1969-70 Taxes \$ 1,677.58

* Assessed value is 25% of above figures.

Block 827 Lot 14

SALES DATA

GRANTOR: John D. Bischof and Merriem L. Bischof, his wife, an undivided 65% interest and Charles W. Mosser and Evelyn Z. Mosser, 35% interest

GRANTEE: George LeFlore, Jr. and Elmer LeFlore, his wife

ZONING: San Francisco R-4

RECORDING: Book 1800, Page 2, File No. 180020

DATE OF DEED: April 7, 1965 DATE OF RECORDING: 4/21/65

I.R.S. 1111

SALE PRICE: \$39,500.00 D.T. \$24,000.00 to City Savings & Loan Association

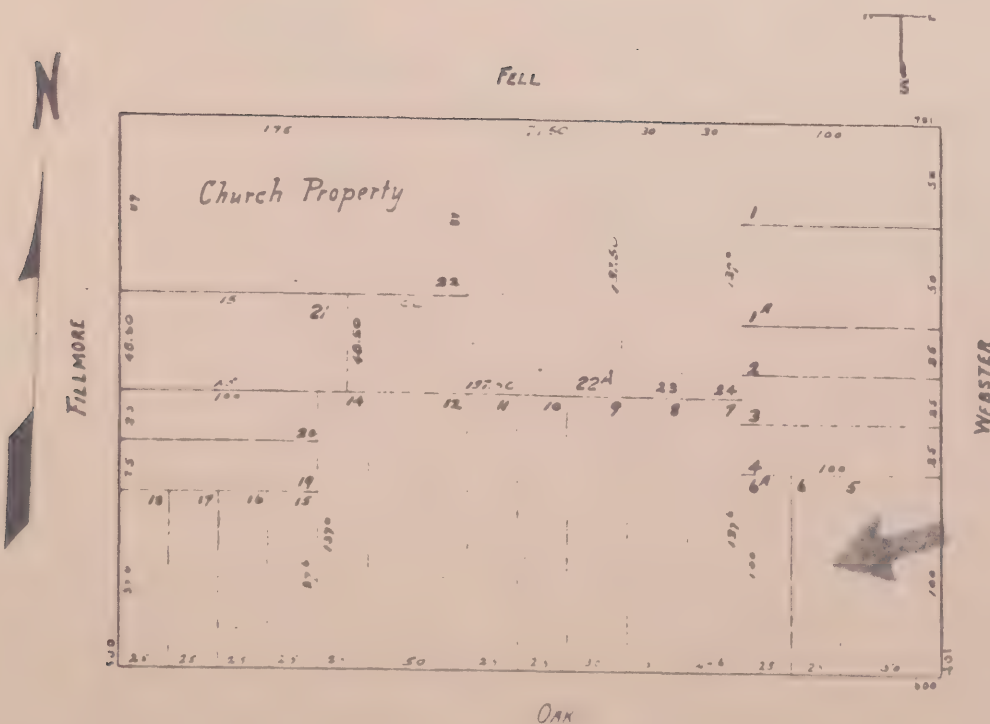
LAND AREA: 2,500 sq.ft. (25' x 100') \$7,700.00 to Esteban (San Francisco-Pacific Corp.)

UNIT VALUE: \$7,900.00 per apartment unit

CONFIRMED: Mr. McCloud of City Savings and Loan Assoc. 9/30/69

San Francisco-Pacific Corporation granted realty to John D. Bischof, et ux and Charles W. Mosser, et ux by deed dated 12/28/64 and recorded 1/5/65 in Book A864, Page 230, File No. N55878. No I.R.S. affixed.

McCloud states his records show \$39,500.00 as sales price but questions validity of the transaction and thinks the price hiked.



Block 828 Lot 6

SALES DATA

GRANTOR: Maximo G. Esteban

GRANTEE: Ernest Bious and Maria Bious, his wife

ZONING: San Francisco R-4

RECORDING: Book B130, Page 962, File No. P51155

DATE OF DEED: April 1, 1967 DATE OF RECORDING: 4/3/67

I.R.S. Non-affixed

SALE PRICE: \$30,454.00 D.T. \$7,856.26 to grantor

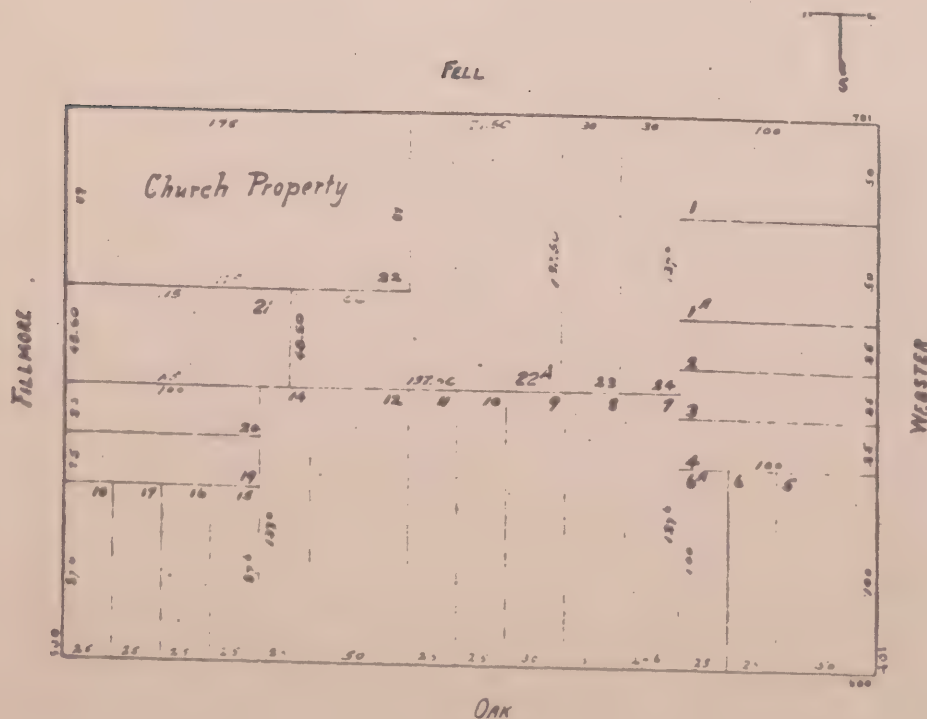
LAND AREA: 2,500 sq.ft. (25' x 100') \$2,500.00 to William Scarabosio and Bobbie Costain

UNIT VALUE: \$6,091.00 per unit (\$10.12 per sq.ft. of building including land)

CONFIRMED: Mr. McCloud of City Savings and Loan 9/30/69

COMMENTS: Western Title Insurance Company, a corporation granted as trustee, realty to Maximo C. Esteban, a single man deed dated March 10, 1967 and recorded 3/15/67 in Book B125, Page 796, File No. P47127 - I.R.S. \$9.35 and sale price being \$8,424.15. George LeFlore Jr., et ux granted realty to Maximo C. Esteban, single, by deed of trust which deed of trust was defaulted.

Foreclosure by City Savings and Loan 7/10/69 for \$26,121.75. - Now for sale
Rents currently are: Apt. 1 - vacant, 2 - \$95.00 per month - 3 - \$65.00 per month - 4 - \$95.00 per month and 5 - \$75.00 per month.



Block 828 Lot 6



Address: 602 Oak Street

Type of Improvement: Two story 14 room wood frame five apartment unit building

Improvement Built: 1962 Rental Rate: _____

Building Area: 3,008 sq. ft. Rents: _____

First Floor 1,504 sq. ft. _____

Second Floor 1,504 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood siding and stucco, installed in 1962, over brick foundation make up building. There is a full basement with concrete floor and space enough to park three cars. Flat, tar and gravel roof and interior walls of plaster, rooms consisting of pine floors, four bathrooms with 21 fixtures, four tubs, one separate toilet, gas fired circulating air heater, three fireplaces, 1 fire escape, 10 closets, terrazzo steps make up building. Single family residence has been converted to four three room apartments and one double.

Assessed Valuation: * Land \$11,300.00 Improvements \$ 16,800.00

1969-70 Taxes \$ 878.24

Assessed value is 25% of above figures.

Block 828 Lot 6

SALES DATA

GRANTOR: Carl B. Pennebaker, a widower

GRANTEE: Robert Davis and Arlene Davis, his wife, an undivided 1/2 interest and Renee Davis, a single woman, an undivided 1/2 interest

ZONING: San Francisco R-4

RECORDING: Book B283, Page 89, File No. R21625

DATE OF DEED: October 17, 1968 DATE OF RECORDING: 10/22/68

I.R.S. \$41.80

SALE PRICE: \$38,000.00 D.T. \$28,000.00 to grantor

LAND AREA: 2,188 sq.ft. (25' x 87.5')

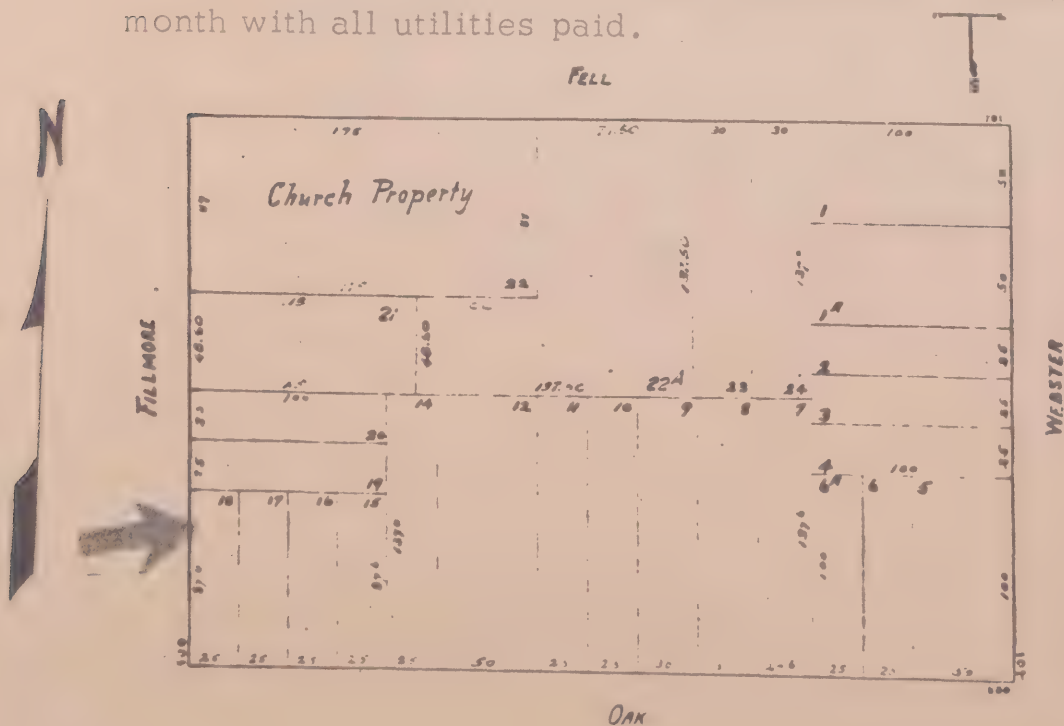
UNIT VALUE:

CONFIRMED: Mr. Robert Davis 12/29/69

COMMENTS: Northern Counties Title Insurance Company, a corporation, as substituted Trustee granted realty to Guido H. Pfothenhauer and Louise Pfothenhauer, his wife by deed dated July 16, 1968 and recorded in Book B258, Page 968, File No. 03896 - I.R.S. \$50.60 0 Sale Price being \$45,796.32. Conveyance is made pursuant to deed of trust from Edwin A. Freeman, et ux to Carl B. Pennebaker, as beneficiary which deed of trust was defaulted.

Guido H. Pfothenhauer, et ux, granted realty to Carl B. Pennebaker, a widower by deed dated July 18, 1968 and recorded in Book B260, Page 274, File No. R04832. No I.R.S. affixed.

This is a hotel which has rooms with kitchens renting @ \$50.00 - \$60.00 per month with all utilities paid.



Block 828 Lot 18



Address: 626 Fillmore and Oak

Type of Improvement: 4 story, 8-unit wood frame dwelling

Improvement Built: 1916 (approx.) Rental Rate: _____

Building Area: 8,746 sq. ft. Rents: _____

First Floor 2,187 sq. ft. _____

Second Floor 2,187 sq. ft. _____

Third Floor 2,187 sq. ft. _____

4th Floor 2,187 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full basement, unfinished, cement floor. Exterior walls are rustic with a plan trim. Flat tar and gravel roof. Interior trim is pine wood panel walls. There are 38 rooms with one floor, 152 fixtures in 19 bathrooms, gas steam plant to supply steam heat, 3 fire escape, 12 wall beams, and 18 closets in this building.

Assessed Valuation: * Land \$ 13,900.00 Improvements \$ 50,300.00

1969-70 Taxes \$ 2027.94

*Assessed value is 25% of Above figures.

Block 828 Lot 18

SALES DATA

GRANTOR: Francisco Jose Martinez and Alleane Martinez, his wife

GRANTEE: Irving Rosenbaum and Sadie Rosenbaum, his wife

ZONING: San Francisco R-4

RECORDING: Book A894, Page 125, File No. N78217

DATE OF DEED: March 12, 1965 DATE OF RECORDING: 3/16/65

I.R.S. \$32.45

SALE PRICE: \$30,284.00 D.T. \$2,900.00 to grantors
D.T. \$23,600.00 to Lytton S&L

LAND AREA: 2,475 sq.ft.

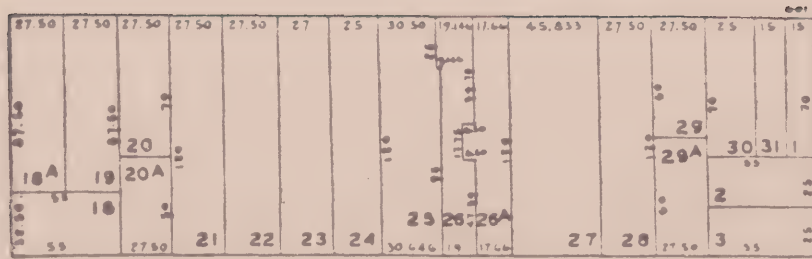
UNIT VALUE: \$7,571 per unit (\$5.71 per sq. ft. of bldg.)

CONFIRMED: Mrs. Rosenbaum 1/5/70

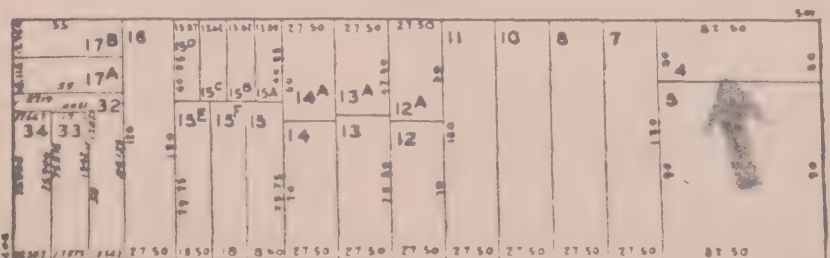
COMMENTS: Grantee has spent \$5,752.00 on the interior of this building after purchase. 4 unit building. Rents are as follows:
2 - 3room units on 2nd floor - \$ 105.00 ea. per month
1 - 5room unit on 1st floor - 145.00 per month.
1 - 3 room in basement - 105.00 per month
Garage - 10.00 per month

TOTAL \$ 470.00 per month

FELL



HICKORY



OAK

Block 829 Lot 4



Address: 569-511 1/2 Buchanan St.

Type of Improvement: two story wood frame 10 room dwelling - 4 units

Improvement Built: 1890 Rental Rate: _____

Building Area: 5,170 sq. ft. Rents: _____

First Floor 1,460 sq. ft. _____

Second Floor 1,060 sq. ft. _____

Third Floor _____ sq. ft. _____

fin. basement 900 sq. ft. _____

fin. attic 630 sq. ft. _____

Improvement Description:

Used as 3 apartments and 1 flat.

Brick construction with a full partial cement floor. Partial 3 room wood floor area. Exterior walls are rustic with stucco on one side and 1 side of aluminum siding with plain trim. Gable composition shingle roof. Interior trim is pine over plaster. All pine floors. There are 2 bathrooms, 15 fixtures, 1 tub, 1 separate toilet, and 1 metal shower. There are 4 fireplaces, 4 circulating heaters, and 5 closets. There is an attic with 1 finished room.

Assessed Valuation: * Land \$ 12,600.00 Improvements \$ 10,200.00

1969-70 Taxes \$ 710.36

* Assessed value is 25% of street frontage.

Block 629 Lot 4

SALES DATA

GRANTOR: Eugene Fournival, a widower

GRANTEE: Kermit Sorrells and Vivian P. Sorrells, his wife

ZONING: San Francisco R-4

RECORDING: Book B161, Page 337, File No. 03279

DATE OF DEED: July 7, 1967 DATE OF RECORDING: 7/19/67

I.R.S. \$25.30

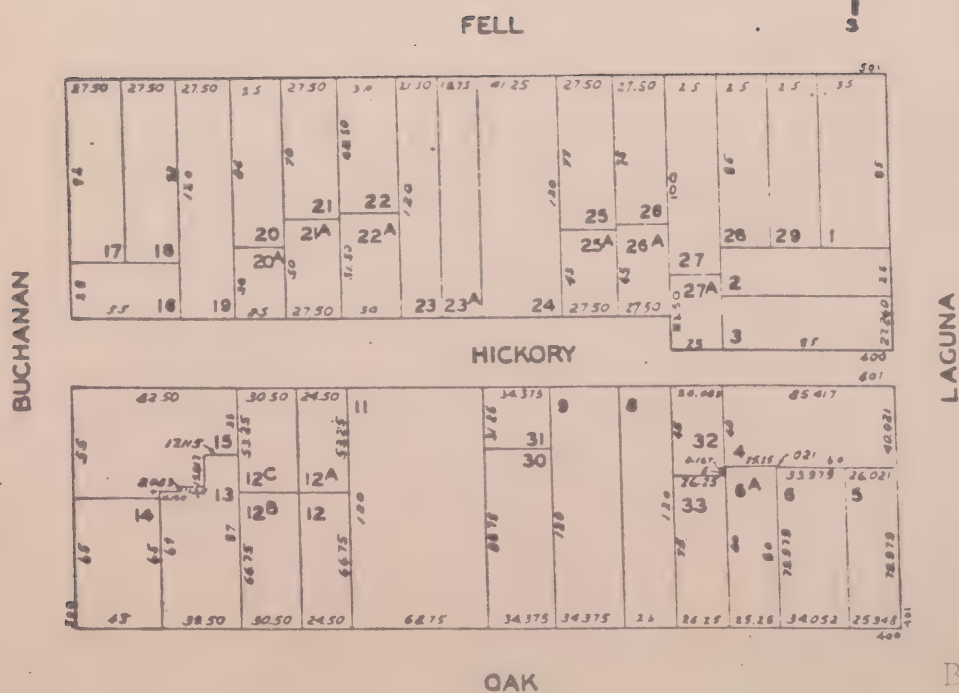
SALE PRICE: \$23,000.00

LAND AREA: 2,125 sq.ft. (25' x 85')

UNIT VALUE: 2,125 sq.ft. (25' x 85')

CONFIRMED: Mr. McKeever - broker 12/31/69

COMMENTS: Two- five rooms flat, vacant at the time of sale.





Address: 419 Laguna Street

Type of Improvement: Two Story - 16 room wood frame 6 unit apartment building
reconverted to two flats

Improvement Built: 1895 Rental Rate: _____

Building Area: 3,025 sq. ft. Rents: _____

First Floor 1,635 sq. ft. _____

Second Floor 1,390 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

The exterior is made up of wood siding and stucco, over the front, all over concrete foundation. Partial unfinished basement with cement floors and space for parking two cars, gabled roof, composition shingled roofing help make up this building. The interior walls are plaster with 3 rooms of sheetrock, pine floors and containing 6 bathrooms with 22 fixtures, four tubs, two showers, two **separate toilets**, 6 circulating **air** heaters, two fireplaces, seven closets, cement steps and deck.

Assessed Valuation: * Land \$ 10,600.00 Improvements \$ 14,000.00

1969-70 Taxes \$ 755.82

*Assessed value is 25% of above figures.

Block 830 Lot 2

GRANTEE:

B. Company a partnership

ZONING:

San Francisco R-4

RECORDING:

Book A884, Page 779, File No. N70987

DATE OF DEED:

February 17, 1965

DATE OF RECORDING: 2 19 65

I.R.S.

\$190.85

SALE PRICE:

\$175,000.00

D.T. \$130,000.00

LAND AREA:

4,057 sq.ft.

UNIT VALUE:

\$9,211.00 per apartment unit

CONFIRMED:

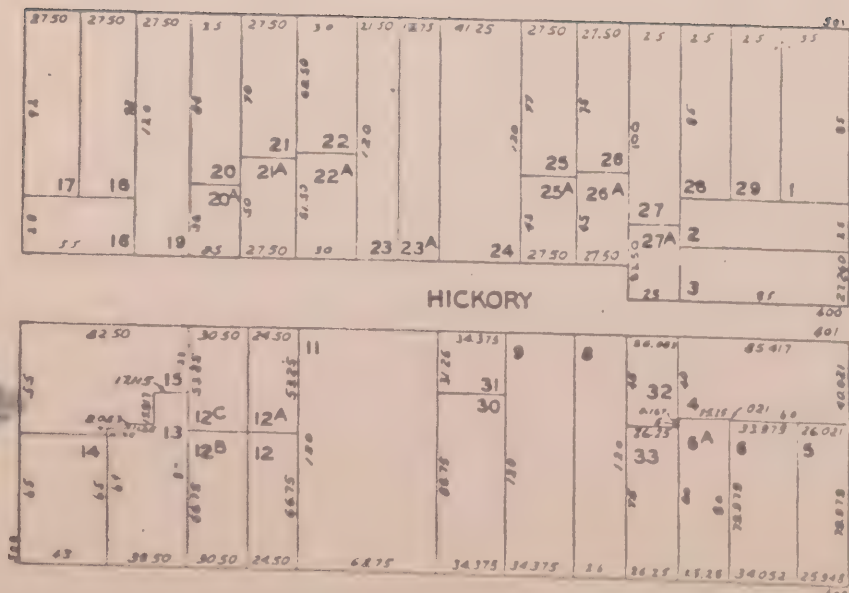
Mr. Goldstein, partner of grantee 12/31/64

COMMENTS:

19 unit apartment building. No rents available.
G & B Company is Goldstein and Bronn.

FELL

BUCHANAN



Block 830 Lot 15



Address: 520 Buchanan Street

Type of Improvement: 3 story 42 rooms wood frame 19 unit apartment building

Improvement Built: 1924 Rental Rate: _____

Building Area: 15,830 sq. ft. Rents: _____

First Floor 3,380 sq. ft. _____

Second Floor 3,380 sq. ft. _____

Third Floor 3,380 sq. ft. _____

~~Basement Apartments~~ 750 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building is stucco with wood siding and brick base trim, exterior is over concrete foundation, has full basement, unfinished excepting 3 rooms, cement floors and space for parking 11 cars, flat, tar and gravel roof, the interior walls being plastered. Rooms have 23 hardwood, 19 pine, 19 tile floors, 19 bathrooms, 76 fixtures, 19 built-in tubs with tiled walls, gas fired steam heat, 19 refrigerators, 19 wallbeds and 42 closets.

Assessed Valuation: * Land \$ 21,800.00 Improvements \$ 97,900.00

1969-70 Taxes \$ 3,725.46

*Assessed value is 25% of above figures.

Block 830 Lot 15

SALES DATA

GRANTOR: William L. Goodwin and Eileen S. Goodwin, his wife

GRANTEE: Charles Glass and Annie Glass, his wife, an undivided 1/2 interest and Fred Baum and Helen Baum, his wife, an undivided 1/2 interest

ZONING: San Francisco C-2

RECORDING: Book A925, Page 973, File No. N103323

DATE OF RECORDING: 6/2/65

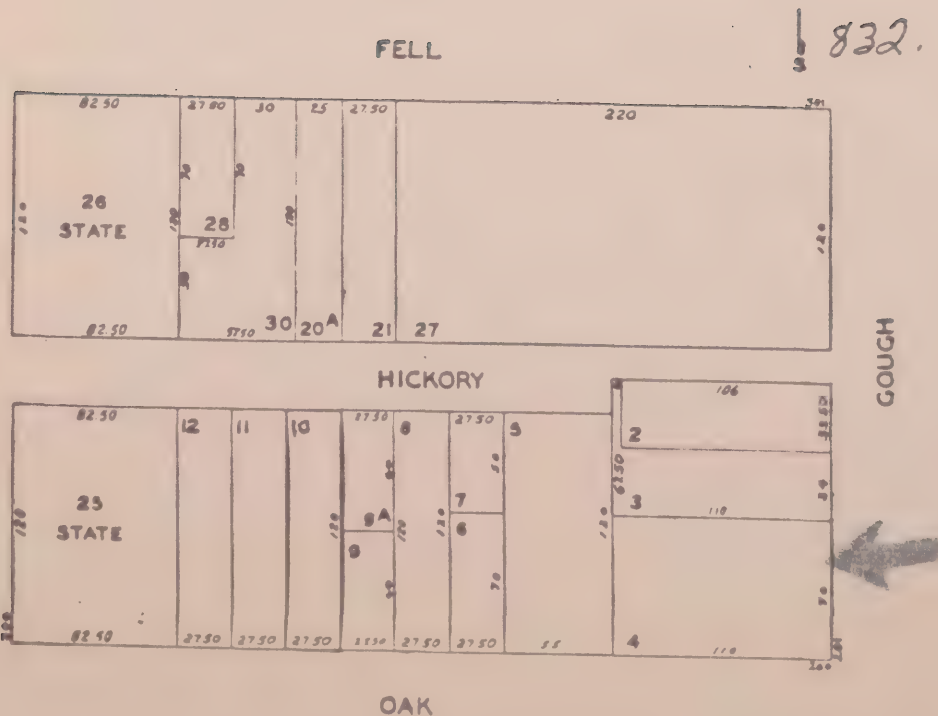
SALE PRICE: \$376,500.00 D.T. \$240,000.00 to American Savings and Loan Association of California

LAND AREA: 7,700 sq.ft (70' x 110')

UNIT VALUE: \$10,176.00 per unit (37) \$46,000.00 to Sinclair Louie and May C. Louie, his wife (\$14.52 per sq.ft. building)

Mr. Louie - seller 12/31

REMARKS: Monthly gross rent was around \$1,000.00.



Block 832 Lot 4



Address: 207 Gough Street

Type of Improvement: Four story 80 room reinforced concrete with 37 apartment unit building and 1 store building.

Improvement Built: 1926 Rental Rate: _____
 apt. & store 25,929

Building Area: 35,440 sq. ft. Rents: _____

First Floor 6,370 sq. ft. _____

Second Floor 6,370 sq. ft. _____

Third Floor 6,370 sq. ft. _____

Basement 6,356 sq. ft. _____

Store 440 sq. ft. _____

Improvement Description:

Stucco over reinforced concrete make up the exterior trim. There is a full unfinished basement with concrete floors and a concrete foundation. Also, there is a flat, tar and gravel roof and the interior walls are plaster. Rooms consists of 44 hardwood floors, 36 pine floors, 36 tile (bath) floors, 36 baths with 146 fixtures, 36 built-in tubs, 1 separate toilet, oil steam furnace, 1 electric automatic passenger elevator, There are 4 fire escapes, one incinerator, 36 refrigerators, 36 wallbeds and 100 closets.

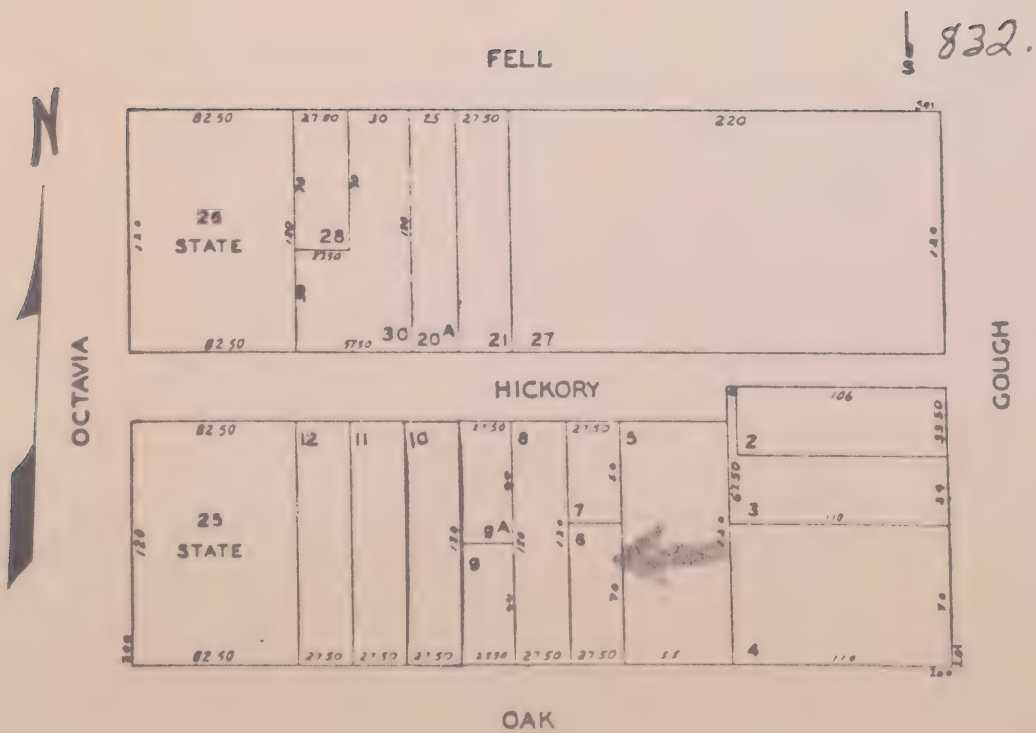
Assessed Valuation: * Land \$ 50,400.00 Improvements \$ 228,800.00

1969-70 Taxes \$ 2,100.72

*Assessed value is 25% of above figures.

Block 33 Lot 1

SALES DATA



Address: 240 - 246 Oak Street

Type of Improvement: Three story 18 room wood frame 6 flat apartment building

Improvement Built: 1919 Rental Rate: _____

Building Area: 4,618 sq. ft. Rents: _____

First Floor 1,350 sq. ft. _____

Second Floor 1,350 sq. ft. _____

Third Floor 1,350 sq. ft. _____

Porch 468 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood siding exterior with brick trim over concrete foundation with flat, tar and gravel roof, no basement and the interior walls being plaster make up the building. Rooms consist of pine floors, having 6 bathrooms, 24 fixtures 6 tubs, 6 gas circulating heaters, 3 floors of unclosed porches and 12 closets.

Assessed Valuation: Land * \$ 12,284.00 Improvements \$ 33,906.00

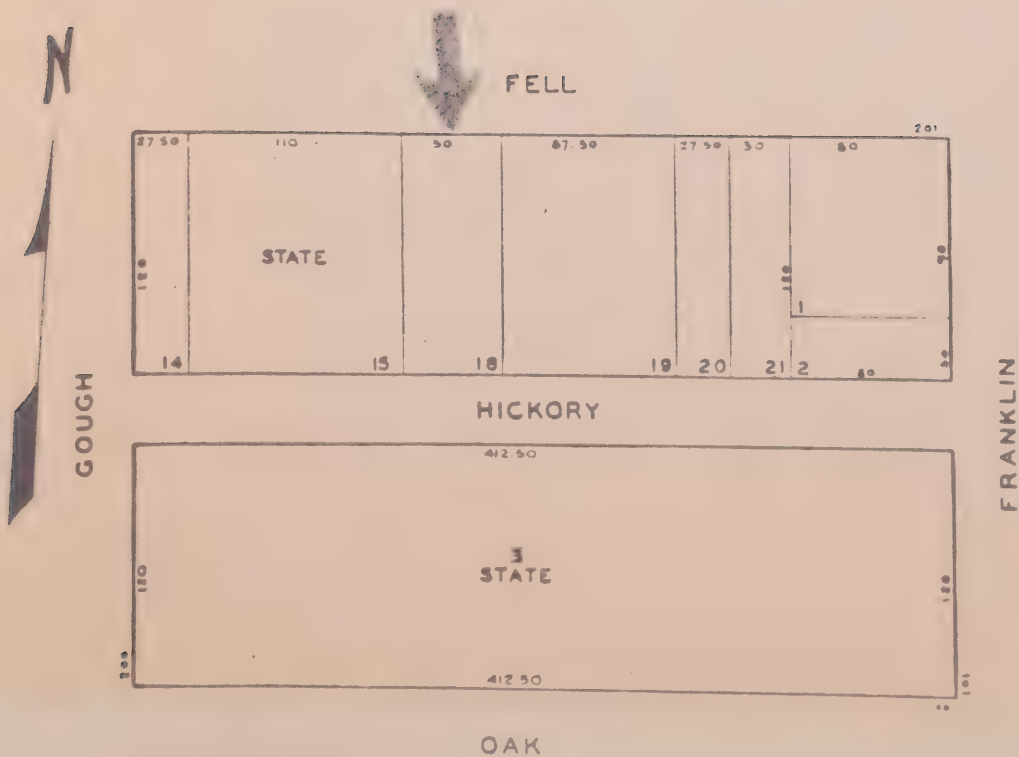
1969-70 Taxes \$ 1,424.64



*Assessed value is 15% of above figures.

Block 832 Lot 6

GRANTOR: Stephan Katsaros and Jeanne R. Katsaros,
GRANTEE: William E. McCormack and Faith B. McC
ZONING: San Francisco C-2
ORDING: Book A916, Page 286, File No. N95761
DATE OF DEED: May 5, 1965 DATE OF RECORD :
I.R.S. \$246.40
SALE PRICE: \$510,000.00 D.T. \$163,500.00
UNIT VALUE: \$10,625.00 per apartment unit (\$14.50 per
including 1
Reverand McCormack 1/2/70
COMMENT: This is a 48 unit apartment building with 48 1 bedroom
units renting for approximately \$100.00 per month. Some
are furnished with old furniture. The owner pays water,
heat and garbage.



Block 6 Lot 18



Address: 205 Fell Street

Type of Improvement: 7 story apartment building with 108 rooms

Improvement Built: 1920 Rental Rate: _____

Building Area: 25,000 sq. ft. Rents: _____

First Floor 5,000 sq. ft. \$100.00 per month each

Second Floor 5,000 sq. ft. \$4,800.00 total per month

Third Floor 5,000 sq. ft. _____

4th thru 7th 5,000 sq. ft. _____

_____ sq. ft. GRM = 0.95

Improvement Description:

Building has 48 apartment units, concrete foundation, full basement unfins unfinished, parking for 15 cars, exterior walls are concrete with stucco finish, plain trim, flat, tar and gravel, roof and the interior trim is pine over plaster walls. Rooms consists of 48 pine floors, 48 tile floors, 48 bathrooms with 192 fixtures, 48 tubs, 48 built-in showers, a gas furnace, one electric automatic passenger elevator, 48 refrigerators, 48 wallboils, 108 closets and tiled lobby. The incinerator is in the basement. -- 30 - 2 room apartments, 12 - 3 room apartments.

Assessed Valuation: * Land \$ 33,000.00 Improvements \$ 367,000.00

1969-70 Taxes \$ 12,544.44

*Assessed value is 25% of above figures.

Block 833 Lot 18

ZONING

DATE OF DEED: December 20, 1965 DATE OF RECORDING: 5/66

I.R.S. \$88.00

SALE PRICE: \$80,000.00 \$45,000.00 to California Savings and Loan Company

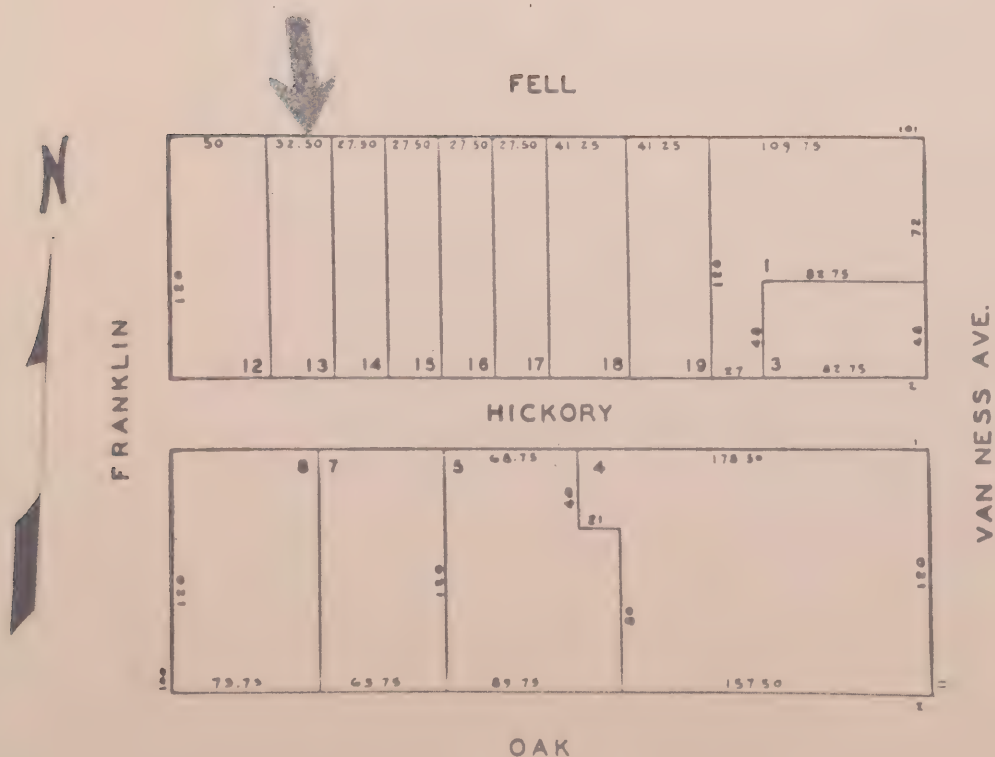
LAND AREA: 3,900 sq.ft. (32.5' x 120')

UNIT VALUE: \$11.98 per sq.ft. of building including land

CONFIRMED: Vincent Kircher 1/2/70 Mr. Udick 1/5/70

COMMENT: Oak Hotel

4 units - rented at time of sale at \$8.00 to \$10.00 each per week.
 leased at \$533.00 per month net. Lease was originally to Mr.
 Henry and has been assigned to Mr. Patel - Re: Mr. Henry
 Henry, realtor property manager.



Address:

1111 e 11th Street - 40 Hickory Street

Type of Improvement: Two story, 38 room brick hotel and housekeeping rooms

Improvement Built: 1907 Rental Rate: _____

Building Area: 6,680 sq. ft. Rents: _____

First Floor 3,340 sq. ft. _____

Second Floor 3,340 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building has brick and concrete exterior over concrete foundation with a partial basement unfinished, cement floors, finished for three store rooms, also, flat, tar and gravel roof and the interior walls are plaster. Rooms have pine floors, two bathrooms with 14 fixtures, two tubs, two showers over tubs, gas fired circulating heater, two fire escapes, 40 closets, 6 kitchens including three storerooms in small basement.

Assessed Valuation: * Land 32,000.00 Improvements \$ 40,000.00

1969-70 Taxes \$ 2,274.50



*Assessed value is 25% of above figures.

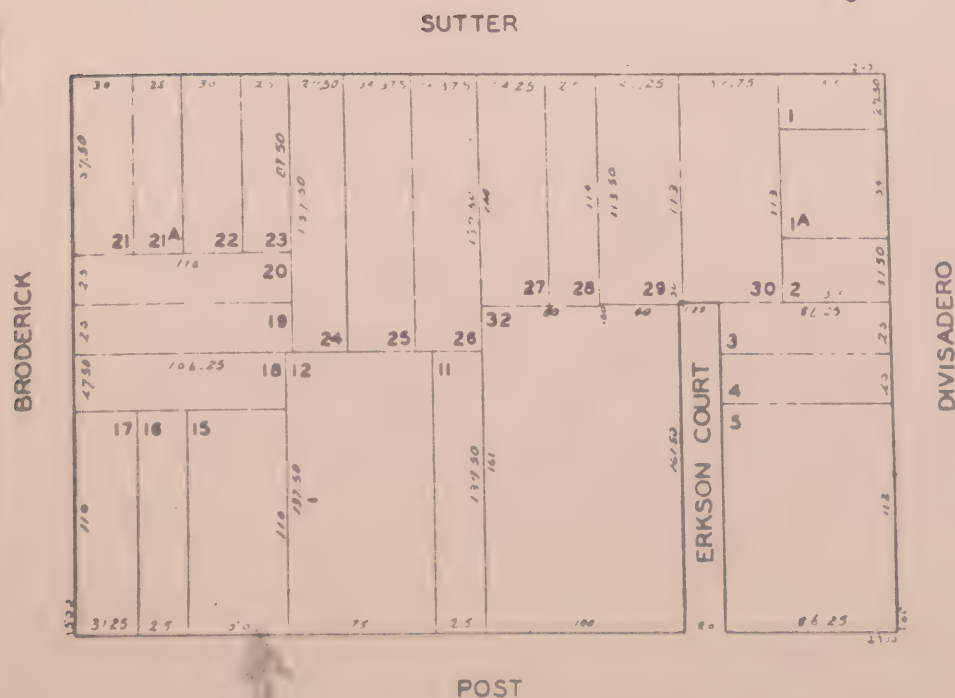
Block 834 Lot 13

Nate Thurmond, a single man

November 7, 1966

DATE OF RECORDING: 11/18/66

\$44.00



Block 1 76 Lot 15



Address: 2382-84-86-88 Post Street

Type of Improvement: Two story wood frame 22 room dwelling used as 2 flats

Improvement Built: 1907 Rental Rate: _____

Building Area: 6,300 sq. ft. Rents: _____

First Floor 3,150 sq. ft. _____

Second Floor 3,150 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building consists of concrete foundation with a full finished basement. Exterior walls are rustic with a plain trim. Rooms have 22 pine floor, 30 fixtures in 4 bathrooms, 4 fireplaces, 4 porches converted into kitchens and 12 closets.
2 - 5 room flats and 2 - 6 room flats.

Assessed Valuation: * Land \$ 22,100.00 Improvements \$ 22,500.00

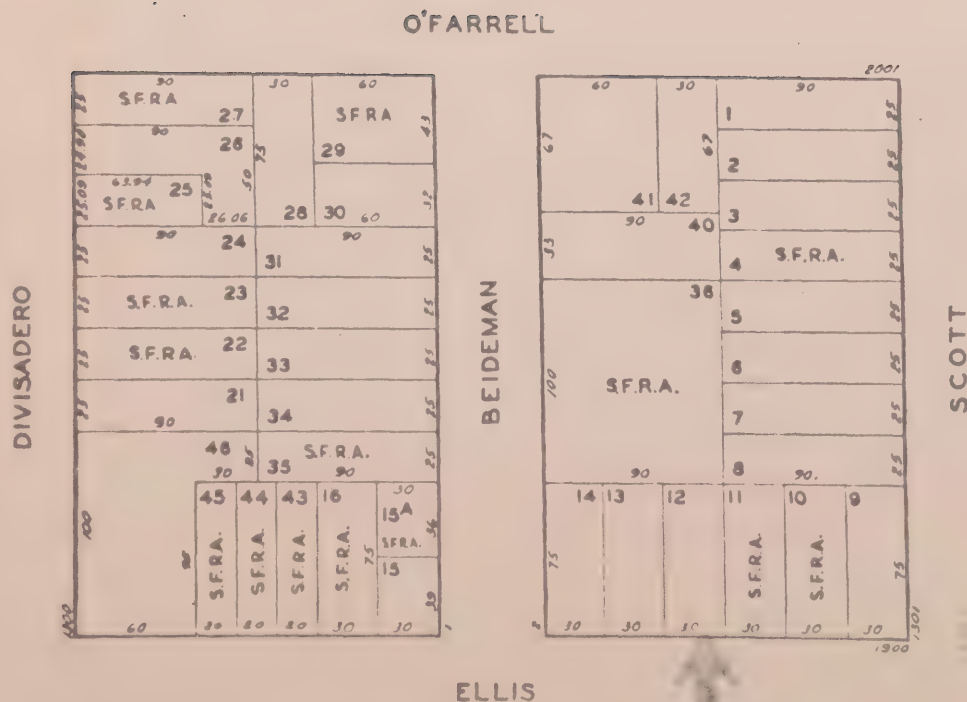
1969-70 Taxes \$ 1370.32

*Assessed values is 25% of above figures.

Block 1076 Lot 15

I.R.S. \$28.60

Four units - two in each half.





Address: 1928 - 30 Ellis Street

Type of Improvement: Two story wood frame building with 7 rooms

Improvement Built: 1885 Rental Rate: _____

Building Area: 1,342 sq. ft. Rents: _____

First Floor 896 sq. ft. _____

Second Floor 516 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building is rustic with plain trim for the exterior walls. There is a brick foundation with full unfinished basement of dirt floor. There is a shingle gabled roof and pine over plaster make up the interior trim. Rooms contain 7 pine floors, 2 bathrooms with 2 fixtures and 2 tubs. Also there are 4 closets in the building.

Assessed Valuation: * Land \$ 16,400.00 Improvements \$ 18,400.00

1969-70 Taxes \$ 891.02

* Assessed value is 75% of above figures.

Block 1100 Lot 12

Address: 1924 - 30 Mills Street

Type of Improvement: Two story wood frame building containing 6 rooms

Improvement Built: 1885 Rental Rate: _____

Building Area: 1,080 sq. ft. Rents: _____

First Floor 540 sq. ft. _____

Second Floor 540 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Building has rustic with plain trim for exterior walls, also brick foundation and a shingled gable roof and pine over plaster for the interior trim. Rooms contain 6 pine floors, no bathrooms, 6 separate toilets and 2 closets.

Assessed Valuation: Land \$ _____ Improvements \$ _____

1969-70 Taxes \$ _____ (see page 1)

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See Page 1 for picture.

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6 apts.

SALES DATA

GRANTOR: Northern Counties Title Insurance Company, a Corporation.

GRANTEE: William J. Britton and Patricia A. Britton, his wife

CITY: San Francisco

RECORDING: Book B288, Page 581, File No. R25660

DATE OF DEED: October 22, 1968 DATE OF RECORDING: 11/12/68

I.R.S. Non-affixed

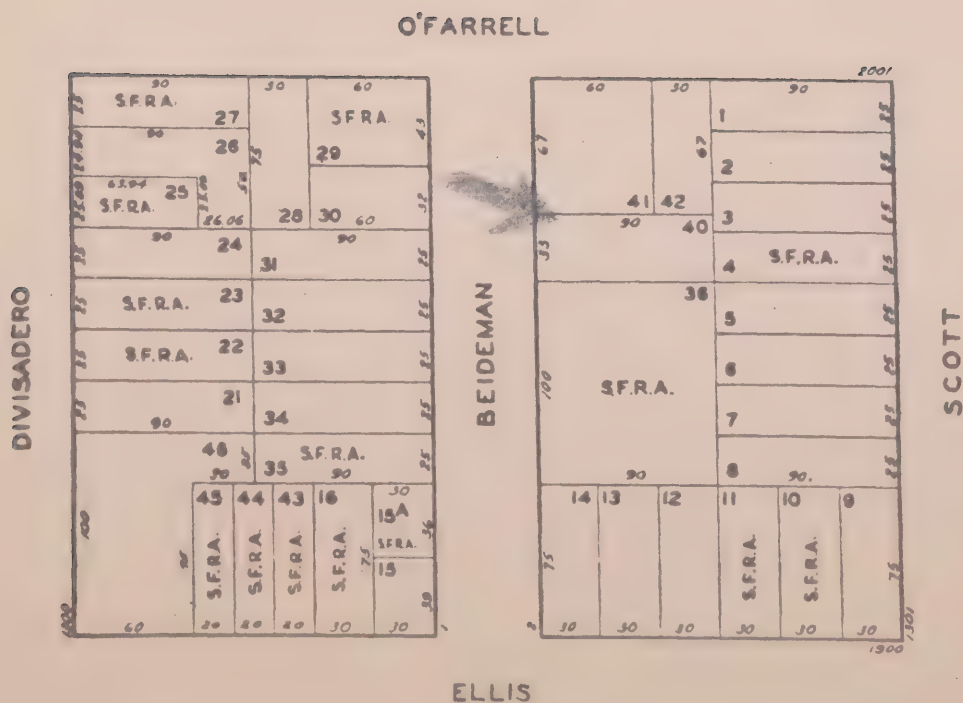
SALE PRICE: N.A.

LAND AREA: 2,970 sq.ft.

UNIT VALUE:

CONFIRMED: Mr. Britton 1/5/70 (would not confirm purchase)

COMMENTS: This dwelling contains 6 4-room apartments that rented for \$80 - \$85 per month, unfurnished, at time of sale. Owner paid water and garbage. This parcel has been resold to S.F.R.A. for \$53,000.00 in 1969.



Block 1100 Lot 40

Address: 44-34 Bledmar St.

Type of Improvement: three story wood frame building containing 24 rooms

Improvement Built: 1915 Rental Rate: _____

Building Area: 7,235 sq. ft. Rents: _____

First Floor 1,745 sq. ft. _____

Second Floor 1,745 sq. ft. _____

Third Floor 1,745 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior is rustic with plain trim. Concrete foundation with a full basement, unfinished. There is a tar and gravel roof, flat. Fine over plaster work on the interior trim. There are 24 rooms with pine floors, 6 bathrooms, 24 fixtures, and 8 tubs. Heat is provided by 12 gas heaters. There are 6 porches and 12 closets in this building.

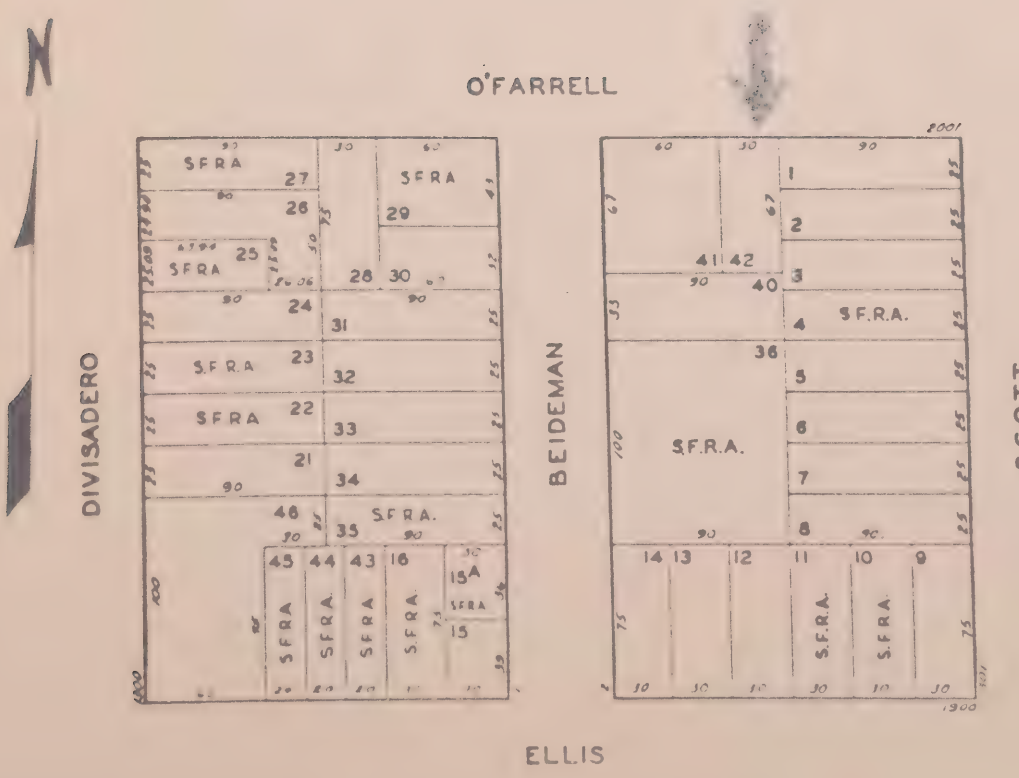
Assessed Valuation: Land \$ _____ Improvements \$ _____

1969-70 Taxes \$ _____



28-35

TOP: Konk-Kvo Church of ... cisco, a Californi
 BOTTOM: Artillia Benton, a single woman
 NAME: San Francisco R-
 DATE: 1940, Page 80, No. 102938
 DATE: 1945
 PRICE: \$57.20
 PRICE: \$55.00
 PRICE: \$30,500.00 to
 PRICE: \$2,010.00
 PRICE: \$30,000.00 per unit
 PRICE: \$100.00 to
 PRICE: Miss Benton 1/10/7
 PRICE: This is proposed
 PRICE: 1-room (2)
 PRICE: each unit \$12.00
 PRICE: 2-room (1)
 PRICE: each unit \$1.00
 PRICE: \$30,000.00



Block 1140



Address: 2025 O'Farrell St.

Type of Improvement: three story wood frame building containing 6 apartments

Improvement Built: 1914 Rental Rate: _____

Building Area: 5,362 sq. ft. Rents: _____

First Floor 1,534 sq. ft. _____

Second Floor 1,534 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Common brick, rustic & stucco with plain trim make up the exterior walls. Concrete foundation, with a full basement, unfinished. One car garage. There is a tar and gravel flat roof. Pine over plaster make up the interior trim. There are 7 rooms with hardwood floors, 14 pine floors and 7 cement floors. There are 7 bathrooms, 28 fixtures, and 7 tubs. Heat is provided by a gas furnace. There are 7 wall beds and 21 closet.

Assessed Valuation: * Land \$ 10,300.00 Improvements \$ 30,500.00

1969-70 Taxes \$ 1,264.26

* Assessed value is 25% of above figures.

Block 1100 Lot 42

SALES DATA

GRANTOR: Harry A. Schwartz and Florence Schwartz, his wife

GRANTEE: Broderick and O'Farrell Apartments, a limited partnership consisting of Ithor C. Pearce Jr. and Gordon R. Briggs, general partners and Elmer H. Briggs, Gary C'Brien, Larry Wasserman, Ricky J. Curotto, limited partners

ZONING: San Francisco R-3

RECORDING Book B336, Page R60735

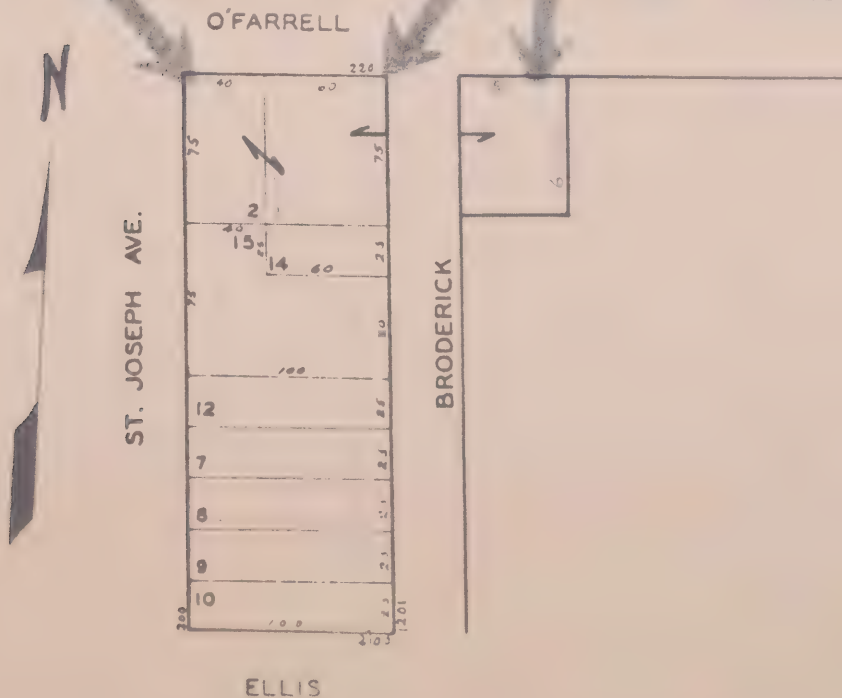
DATE OF DEED April 29, 1969 DATE OF RECORDING: 5/12/69

SALE PRICE: \$390,000.00 \$95,000.00 \$60,000.00 Both to grantors

LAND AREA: 10,875 sq.ft.

UNIT VALUE: \$60,000.00 to grantors

COMMENT Mrs. Schwartz Sale was of two blocks of 42 units. New purchaser (42 units). The per month each; from \$85.00 to \$100.00 each. These were rented. Since rents have been raised to a minimum of \$85.00 each per month, Mr. Paytte believed \$390,000.00 was high for the selling price because of extremely low rents. Notes taken back were at 7 1/2% interest. Also included in financing from grantor was a \$60,000.00 cash loan at 8% to finance refurbishing of the units, which are now in excellent condition. Mr. Paytte believed that transaction with conventional financing would be \$340,000. to



Block 1182 Lot 1 and 2
Block 1181 Lot 18

Address: 1001 Madison St. 1111 Carroll Creek

Type of Improvement: 2nd & 3rd story building with 2 full basement level 24 ft
10 ft. deep city.

Improvement Unit: 1011 sq. ft. Rental Rate:

Building Area: 1,425 sq. ft. Rents:

First Floor 2,029 sq. ft.

Second Floor 2,749 sq. ft.

Third Floor 2,725 sq. ft.

Basement 1,100 sq. ft.

Garage 100 sq. ft.

Improvement Description:

A concrete foundation with a full finished basement, equipped with a 4 foot deep
 area 6 ft. deep. In it. Several walls are covered with a stone veneer. Flat
 top roof covered with. Interior has a very nice painted walls. Windows
 are covered with horizontal blinds, 15 placed in the front in addition. There
 are 10 bedrooms with 72 fixtures. Gas furnace supplied with 18
 radiators. 10 wall mounted pipes. Also are in this building. The basement
 is finished with a full wall and partition.

Assessed Valuation: (1) Land (2) 520,000.00 (3) 500,000.00
 (1) 102,137.24 (2) 200,000.00 Improvements (3) 200,000.00
 1969-70 Taxes: (1) 1,117.24



2nd & 3rd story building with 2 full basement level 24 ft

SALES DATA

GRANTEE: Fidelity Savings and Loan Association, a California Corporation

GRANTEE: Joseph B. Williams d/b/a William's Properties, a limited partnership

ZONING: San Francisco R-3

RECORDING: Book B356, Page 648, File No. S05570

DATE OF DEED: July 23, 1969 DATE OF RECORDING: 7/31/69

PRICE: \$220.00

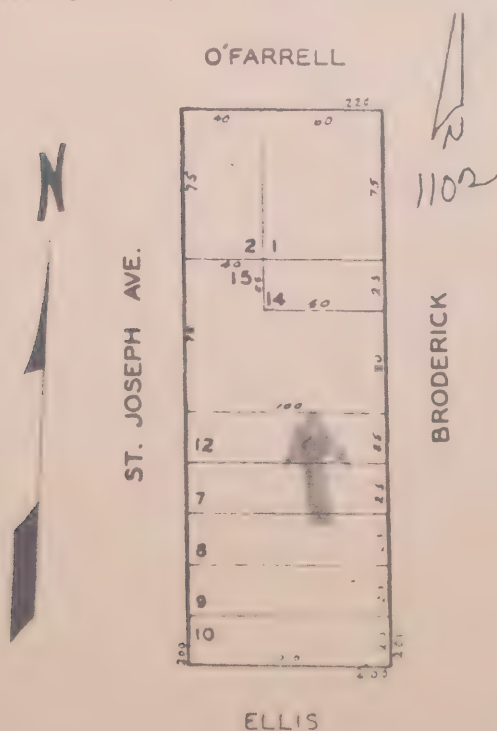
AMOUNT: \$200,000.00

AREA: 6,000 sq.ft.

UNIT VALUE: \$13,333.00 per unit (\$19.16 per sq. ft. bldg.)

CONFIRMED: Mr. Williams

COMMENTS: Guaranty Service Corporation, as Trustee granted realty to Fidelity Savings and Loan Association by deed dated April 13, 1967 and recorded 4/13/67 in Book B134, Page 170, File No. 53591 - Sale Price being \$229,411.18. - California Modern Builders, Trustor granted to Aramis Fouche and Harold Jenkins, Trustees and Trans-Bay Federal Savings and Loan Association of San Francisco, as beneficiary, a deed of trust which deed of trust was defaulted. This is a 15 unit dwelling built in 1963. There are 3 1-bedroom (3 rooms) rented unfurnished, for \$140.00 and 12 2-bedroom (4 rooms) rented unfurnished at \$175.00 per month. Owner raised the rents \$10.00 per month at time of purchase. He pays water and garbage. The above rents are current.



Address: 240 St. Joseph's St.

Type of Improvement: three 1/2 story wood frame 13 unit apt. building with 11 rooms

Improvement Built: 1967 Rental Rate: _____

Building Area: 10,443 sq. ft. Rents: _____

First Floor 3,630 sq. ft. _____

Second Floor 3,379 sq. ft. _____

Third Floor 3,379 sq. ft. _____

1/2 floor 3,025 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full basement, unfinished, with cement floor and parking for 15 cars. Exterior walls are mastic with some stucco on the front and the windows, and some plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster. There are 27 rooms with pine floors, and 11 tile floors (baths) and 11 vinyl floors in kitchen. There are 13 bathrooms, 62 fixtures, 15 sliding glass doors or tubs, and 15 tile walls in the bathrooms. Gas Family heat in each room. Electric automatic passenger elevator, 2 steel fire escapes, sprinkler system, some storage area in the basement. There are 14 closets, 1 laundry room, 15 pan and kitchen hoods, 42 rooms are carpeted, 13 garbage disposals and 13 pipes in each apt.

Assessed Valuation: \$ Land \$ Improvements \$

1969-70 Taxes \$ 6,582.64



* Attached with 15 St. Joseph's St.

SALES DATA

GRANTOR: Hardmon Haywood and Josephine Haywood, his wife

GRANTEE: Frank Shue Toy, a single man

ZONING: San Francisco R-3

RECORDING: Book B110, Page 248, File No. P 1110

DATE OF DEED: January 5, 1967 DATE OF RECORDING: 1/13/67

1.00 \$16.50

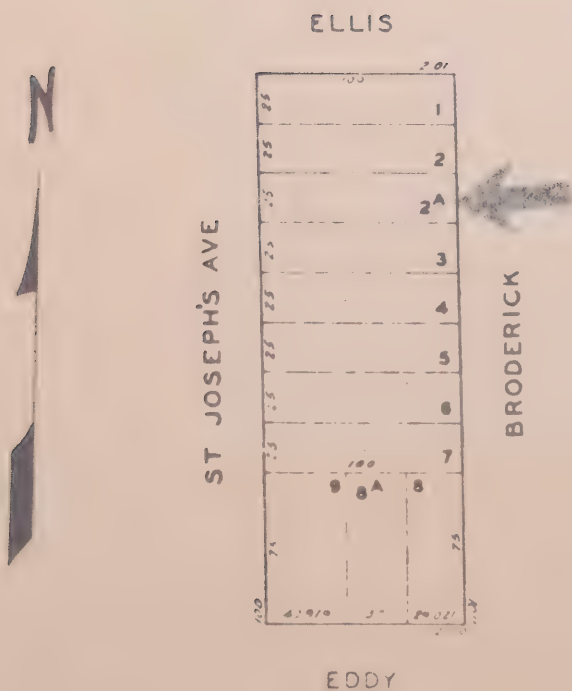
SALE PRICE: \$45,000.00

LAND AREA: 2,500 sq.ft.

1.00 \$11,333.00 per unit (\$12.00 of bldg.)

CONFIRMED: Mrs. Haywood 1/8/70

COMMENTS: This dwelling has 4 apt's which are one bedroom - 3 rooms rented at time of sale \$15.00 per month.



Block 1125 Lot 2A

Address: 1151 Broderick St.

Type of Improvement: two story wood frame 12 room dwelling - 4 apt. units

Improvement Built: 1928 Rental Rate: _____

Building Area: 3,494 sq. ft. Rents: _____

First Floor 1,717 sq. ft. 4 apts. rented at \$50.00 mo.

Second Floor _____ sq. ft. ea. apt. \$1,000.00 per year.

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full basement, unfinished, with a cement floor and _____ for parking 4 cars. Exterior walls are _____ with stucco over plain trim. Flat, tar and gravel roof. Interior trim is _____ wall. There are _____ rooms with hardwood floors, 4 pine and _____ tile floors. There are 4 bathrooms with 20 fixtures. Gas furnace supplies steam heat. There are 4 refrigerators, 4 wall beds and 8 closets in this building.

Assessed Valuation: * Land \$ 11,900.00 Improvements \$ 23,100.00

1969-70 Taxes \$ 199.64



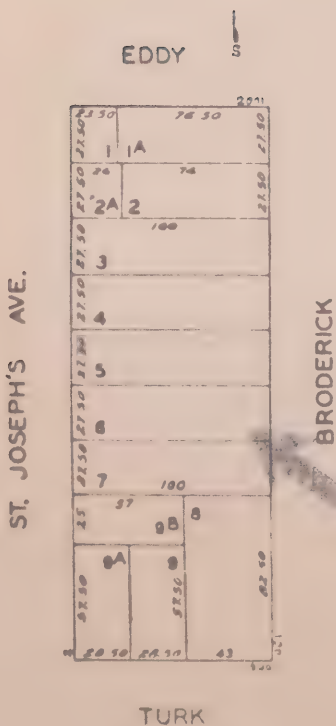
*Assessed value is 25% of above figures.

Block 1125 Lot 26

752 +

SALES DATA

GRANTOR: Ellyn Simpson, formerly known as Ellyn Faison Braswell,
GRANTEE: Attilio Del Curto, an unmarried man
ZONING: San Francisco R-3
RECORDING: Book B124, Page 490, File No. P46175
DATE OF DEED: March 1, 1967 DATE OF RECORDING: 3/10/67
LOAN: \$28,000
SALE PRICE: \$21,500.00
LAND AREA: 2,750 sq. ft.
IMPROVEMENTS: 33,777.00 sq. ft.
AGENT: Mr. McKeever (Anchor Realty)
COMMENTS: 4 Apts. - All 1 bedroom. Rents at present time range from \$135.00 to \$140.00 per month. At time of sale these units rented for \$60.00 per month each.



Block 1130 Lot 6

Address: 1031-33 Broderick St.

Type of Improvement: two story wood frame building containing 4 apts. and 11 rooms

Improvement Built: 1904 Rental Rate: _____

Building Area: 6,700 sq. ft. Rents: _____

First Floor 1,520 sq. ft. _____

Second Floor 1,520 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior walls are rustic with plain trim. Concrete foundation and a full basement, unfinished, cement floors. Asbestos gabled roof and pine over plaster make up the interior trim. There are 4 bathrooms, 17 fixtures, 4 windows and 2 chimneys. Heating is provided by 4 circulating heaters. There are 2 closets and one laundry room.

Assessed Valuation: Land \$ 10,000.00 Improvements \$ 10,000.00

1969-70 Taxes \$ 924.00



* Assessed value is 25% of above figures.

Block 1111 Lot 6

SALES DATA

4-48-68
\$ 18⁸⁰

GRANTOR: Bank of America National Trust and Savings Association,
a National Banking Association

GRANTEE: R. Thomas Harras, a single man

ZONING: San Francisco R-3

RECORDING: Book B265, Page 970, File No. R08965

DATE OF DEED: August 9, 1968 DATE OF RECORDING: 8/15/68

I.R.S. \$51.90

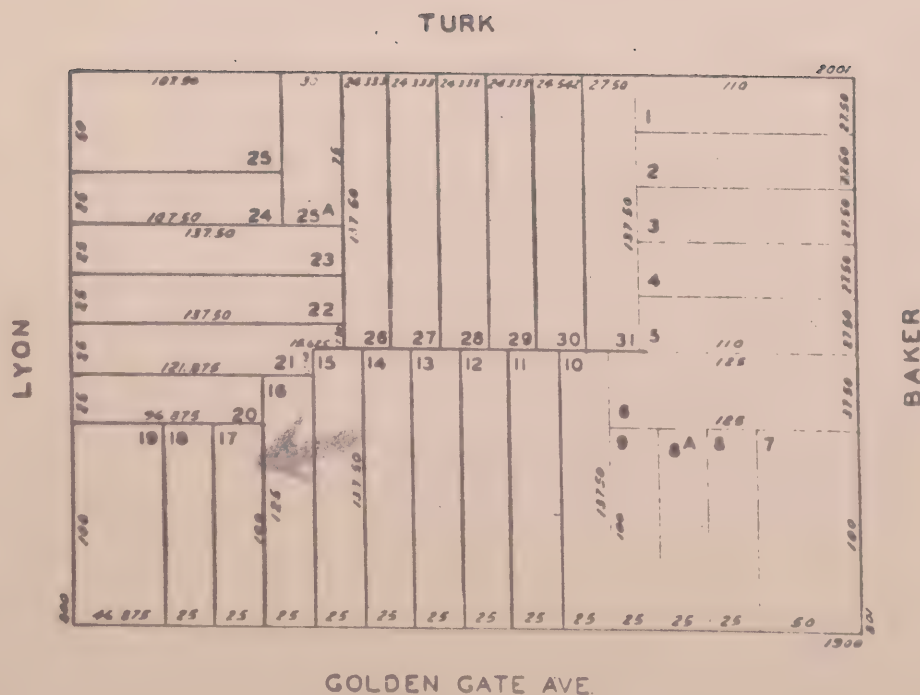
SALE PRICE: \$47,000.00 D.T. \$42,300.00 to Bank of America.
National Trust and Savings Association

LAND AREA: 2,500 sq.ft.

UNIT VALUE: \$11,750.00 per unit

CONFIRMED: Mr. McNamara 1/20/70

COMMENTS: This is a 4 unit (2 vacancies at time of purchase).
All were 4 rooms (2 bedrooms). Rent schedule was
3 @ \$125.00 and 1 @ \$135.00.





Address: 185b Golden Gate Ave

Type of Improvement: two story wood frame 16 room dwelling - 4 apartments

Improvement Built: 1962 Rental Rate: _____

Building Area: 3,430 sq. ft. Rents: _____

First Floor 3,745 sq. ft. _____

Second Floor 3,745 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

4 apartment units.

Concrete foundation with a full basement, unfinished, with second floor and room for parking 4 cars. Exterior walls are mastic with stucco over plain trim. Flat, gravel and gravel roof. Interior trim is pine over plaster walls. There are 16 rooms with pine floors, 6 tile floors in the baths and kitchen. There are 4 bathrooms, 16 fixtures, paneled heaters in each unit, 4 garbage disposals, 4 electric hotplates in each unit. 12 of the 16 rooms have carpeting.

Assessed Valuation: * Land \$ 10,100.00 Improvements \$ 32,150.00

1969-70 Taxes \$ 1,444.00

* Assessed value is 7% of above figures.

Block 1181 Lot 17

SALES DATA

GRANTOR: John Mervyn Wynn, a single man

GRANTEE: Cornelius Hagan and Elizabeth M. Hagan, his wife,
 1/3 interest with Neil Jacob Hagan and Mrs. M. Hagan,
 his wife, 1/3 interest

ZONING: San Francisco R-3

RECORDING: Book 3 Page 977, File No. 050047

DATE OF DEED: December 30, 1965 DATE OF RECORDING: 12/31/65

I.R.S. \$69,130

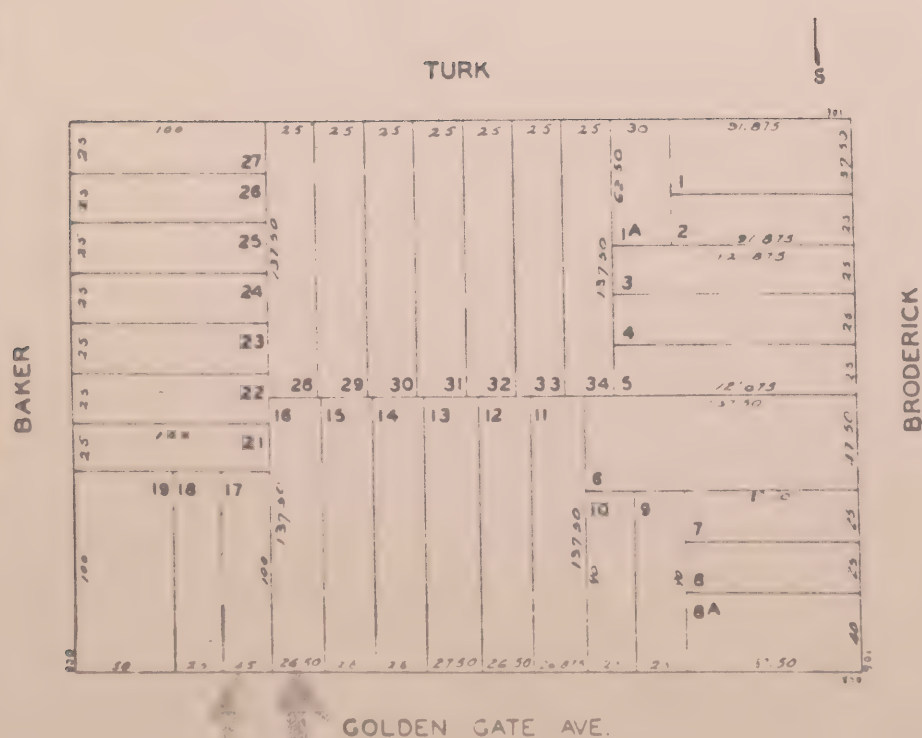
SALE PRICE: \$63,000.00 D.T. \$45,000.00 to Golden West
 Savings and Loan Association

LAND AREA: 2,500 sq.ft.

UNIT VALUE: \$15,750.00 per unit

CONFIRMED: Cornelius Hagan 1/10/70

COMMENTS: This property was taken in on a trade valued for trade
 purposes at \$63,000.00, but was resold 6 months later
 on Deed # P 04264 for \$68,000.00. The Grantee had
 never been in this property, no rents available.



Block 1152 Lot 16 and 17

SALES DATA

GRANTOR: Carva Construction Co., a partnership composed of Cornelius Hagan and Neil J. Hagan

GRANTEE: Edward Lionel Davis and Mattie Mae Davis, his wife

ZONING: San Francisco R-3

RECORDING: Book B 68, Page 799, File No. P 04264

DATE OF DEED: July 11, 1966 DATE OF RECORDING: 7/22/66

I.R.S. \$18.15

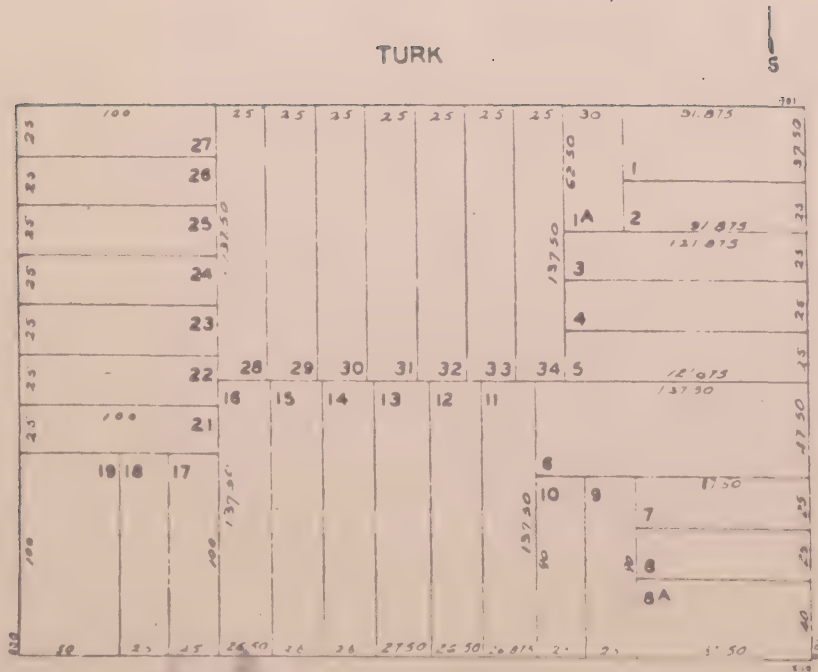
SALE PRICE: \$7,000.00 to grantors

COMMISSION: 2% of sale price

ADDED VALUE: \$14,500.00 per unit (\$11.44 per sq. ft. of lot area)

CONTINGENCY: Cornelius Hagan 1/10/70

COMMENTS: This property was taken in on a trade on Dec. (Deed #050047) and 6 months later sold in the action.



Address: 1614 - 33rd - Golden Gate Ave.

Type of Improvement: three story wood frame 18 room dwelling - 2 bns. & 2 flats.

Improvement Built: 1918 Rental Rate: _____

Building Area: 5,070 sq. ft. Rental: _____

First Floor 1,900 sq. ft. _____

Second Floor 1,540 sq. ft. _____

Third Floor 1,640 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full finished basement with a concrete floor. Exterior walls are rustic with some stone and the balcony is plain over flat, tar and gravel roof. Interior has a line over plastered walls. There are 6 panel walls, 12 rooms have tile floors. There are 1 bathroom, 15 windows, 4 fireplaces, one steel fire escape and 12 doors.

This lot sold with 1151 - 17.

Assessed Valuation: Land \$ 11,000.00 Improvements \$ 32,100.00

1949-70 Taxes \$ 1,320.00



7. Assessed value is sum of above amounts.

Block 1151 Lot 41

Address: 1170 Ocean Blvd.

Type of Improvement: 2nd Fl. Balcony

Improvement Built: 1962 Rental Rate: _____

Building Area: _____ sq. ft. Units: _____

First Floor _____ sq. ft. _____

Second Floor _____ sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Wood frame, concrete foundation, masonry basecoat. Exterior walls are
interior with a glass trim. Flat, tar and gravel roof. Interiors are pane.
Open concept floor, no fixtures. 2nd floor.

Two bedrooms with 11'2" x 11'.

Assessed Valuation: * Land \$ 1,100.00 Improvements \$ 100.00

1969-70 Taxes \$ 245.45



* Assessed value as of 7/1/69 and shown for 1969-70.



Address: 919 - 33 Scott St.

Type of Improvement: three story wood frame 15 room dwelling - 6 units

Improvement Built: 1904 (altered 1917-1919) Rental Rate: _____

Building Area: 3,900 sq. ft. Rents: _____

First Floor 1,832 sq. ft. _____

Second Floor 1,832 sq. ft. _____

Third Floor 1,832 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Three and a half apartment units.

Concrete foundation with a full basement, unfinished, cement floor. Exterior walls are rustic with a plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 3 rooms with hardwood floors and 15 with pine. There are 6 bathrooms, 27 fixtures, 2 steel fire escapes, 6 wall beds and 12 closets in this building.

Assessed Valuation: * Land \$ 9,500.00 Improvements \$ 25,800.00

1969-70 Taxes \$ 1,093.80

* Assessed value is 25% of above figures.

Block 1155 Lot 3

Address: 1671 - 73 Golden Gate Ave.

Type of Improvement: two story wood frame building containing 4 apts & 13 rooms

Improvement Built: 1890 Rental Rate: _____

Building Area: 3,250 sq. ft. Rents: _____

First Floor 1,625 sq. ft. _____

Second Floor 1,625 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior is rustic with plain trim. Concrete foundation and full basement, unfinished, cement floor, and a 4 car garage. There is a tar and gravel, flat roof. Pine over plaster make up the interior trim. There are 13 rooms with pine floors, 5 bathrooms, 21 fixtures, and 5 tubs. Heat is provided by 3 circulating heaters and there are 6 closets.

Assessed Valuation: * Land \$ 10,100.00 Improvements \$ 12,500.00

1969-70 Taxes \$ 909.46

1356

SALES DATA

GRANTOR: Security Savings and Loan Association

GRANTEE: John Drum, a single man

ZONING: San Francisco R-4

RECORDING: Book B152, Page 254, File No. P67122

DATE OF DEED: June 9, 1967 DATE OF RECORDING: 6/15/67

I.R.S. \$135.85

SALE PRICE: \$45,500.00

LAND AREA: 3,281 sq.ft.

UNIT VALUE: \$5,055.00 per unit

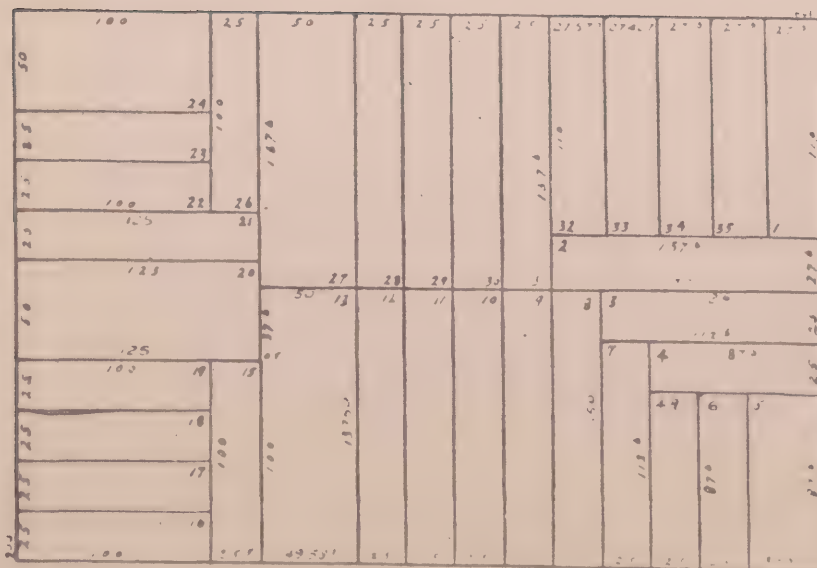
CONFIRMED: Mr. Benjamin of Security S&L - Mr. John Drum, Jr.

COMMENTS: This property is leased to S.F. Housing Authority. Originally a 4 year lease - 2 years remaining -
Rents are:

Apt. # 1	- 2 rooms	- 615 sq. ft.	- \$ 99.00
2	- 3 rooms	- 526 sq. ft.	- 123.00
3	- 4 rooms	- 1218 sq. ft.	- 123.00
4	- 4 rooms	- 1108 sq. ft.	- 123.00
5	- 5 rooms	- 1306 sq. ft.	- 175.00
6	- 3 rooms	- 823 sq. ft.	- 123.00
7	- 6 rooms	- 1582 sq. ft.	- 175.00
8	- 4 rooms	- 1654 sq. ft.	- 148.00
9	- 5 rooms	- 1593 sq. ft.	- <u>175.00</u>

TOTAL- \$ 1,264.00 per month

GOLDEN GATE AVE



McALLISTER

Block 1155 Lot 5

Address: 424 14th St., 1904 Woodlark St.

Type of Improvement: 3 story wood frame dwelling with 10
apartments with 20 units

Improvement Built: 1904 (renovated 1966) Rental Rate: see in file 5/67

Building Area: 6,825 sq. ft. Rents: _____

First Floor: 2,175 sq. ft. _____

Second Floor: 2,175 sq. ft. _____

Third Floor: 2,475 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a partial basement. Exterior walls are rustic with plain trim. Flat, tar and gravel roof. Interior trim is pine with plaster walls. There are 18 rooms with pine floors. 4 bathrooms with 21 fixtures. 2 secondary rooms with toilets in them. 4 built-in refrigerators and 20 cabinets. There is a small attic.

Assessed Valuation: Land \$ 16,100.00 Improvements \$ 28,000.00

1968-70 Taxes \$ 1,623.01



* Assessed Value is 25% of Above Figures

SALES DATA

GRANTEE: James W. Blackwell and Carrie V. Blackwell, his wife

GRANTOR: George Kardum Jr. and Karen S. Kardum, his wife

ZONING: San Francisco R-1

RECORDING: Book A951, Page 160, File No. 010895

DATE OF DEED: August 3, 1965 DATE OF RECORDING: 8/6/65

TRUST: None

CONSIDERATION: \$40,000.00

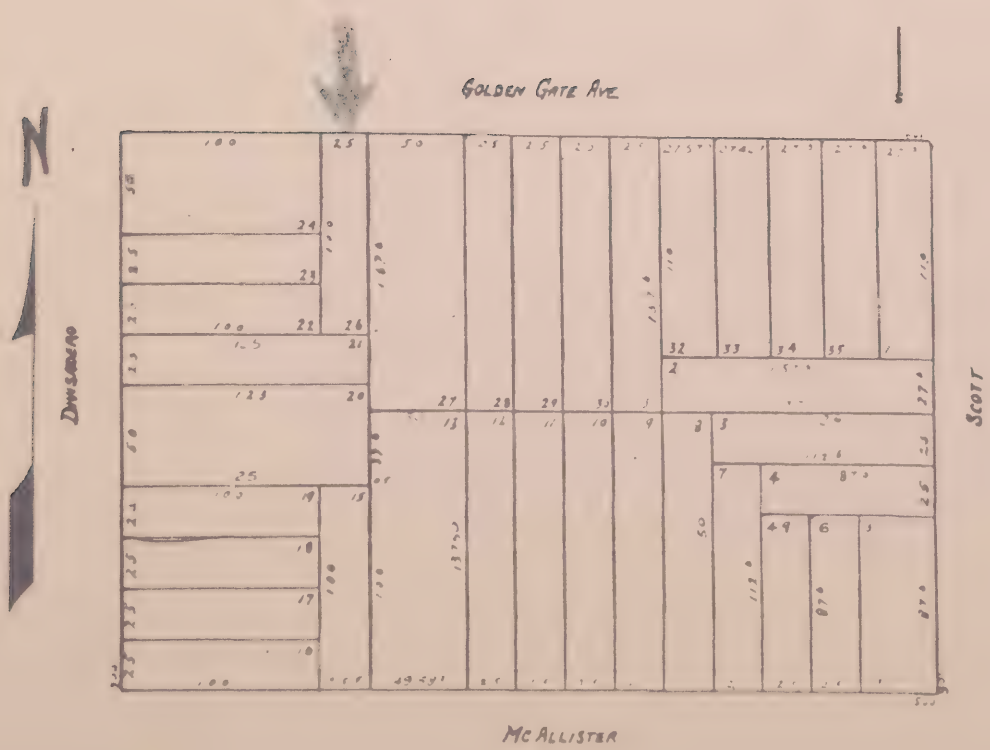
LAND AREA: 2.000 sq. ft. (0.0454 acre)

\$3,500.00 to James W. Blackwell,

\$1,500.00 to Carrie V. Blackwell

NAME: James W. Blackwell

COMMENTS: This dwelling contains four units: 1 - 3 room, (1 bed room) apartment renting at \$110.00 per month each; 1 - 4-room (2 bedroom) apt. renting at \$120.00 per month. At the time of sale this dwelling's income was \$310.00. The three rooms were rented at \$75.00 per month each and four room rented for \$85.00 per month. This parcel was sold for \$40,000.00.



Block 1155 Lot 26

SALES DATA

GRANTOR: A. Russello, Sr., aka, Albert Russello, Sr.

GRANTEE: John P. Costello, a single man

ZONING: San Francisco R-4

RECORDING: Book B148, Page 828, File No. P64638

DATE OF DEED: June 1, 1967 DATE OF RECORDING: 6/5/67

I.R.S. \$80.25

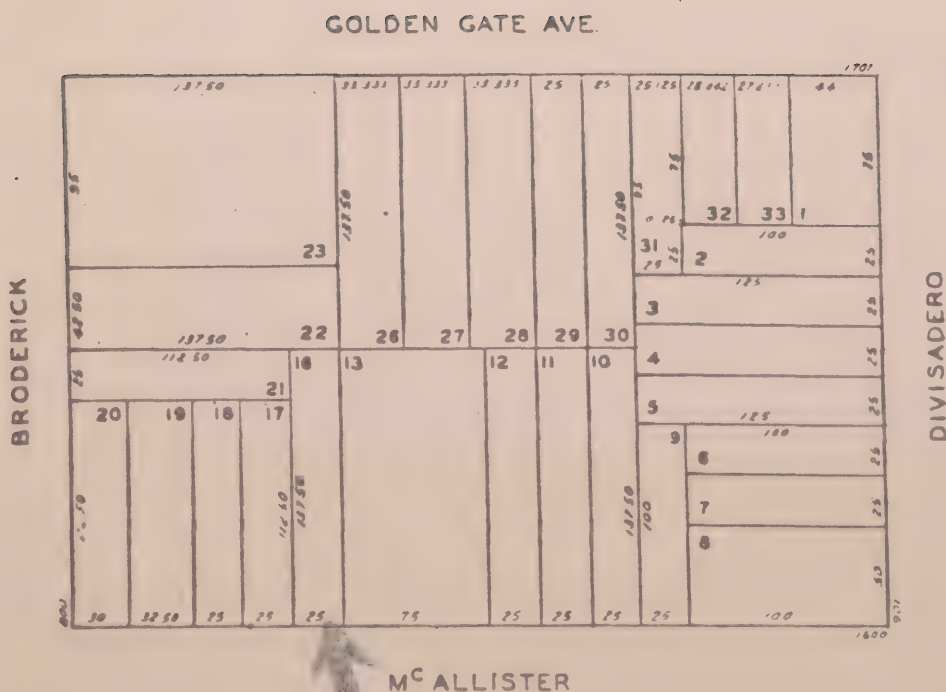
SALE PRICE: \$17,000.00 D.T. \$6,338.43 to grantor

LAND AREA: 17,410 sq. ft. \$14,500.00 to grantor

UNIT VALUE: \$14,558.00 per unit (\$19.41 per sq. ft. of bldg.)

COMMISSION: Mr. Cassidy, Broker, 1/7/70

COMMENTS: 6 Unit apt. building. Rents at time of sale and now are as follows:
 2 - 3 room (1 bedroom) \$110.00 Currently \$125.00
 4 - 4 room (2 bedrooms) \$135.00 Currently \$150.00



Block 1156 Lot 16



Address: 1676 McAllister

Type of Improvement: two story wood frame 22 room, 6 unit apartment building

Improvement Built: 1964 Rental Rate: _____

Building Area: 4,500 sq. ft. Rents: _____

First Floor 2,250 sq. ft. _____

Second Floor 2,250 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full basement, unfinished, with cement floor and parking for 2 cars. Exterior walls are covered with stucco and chain link. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 22 rooms with pane floors, 5 tile floors, 6 bathrooms, 26 closets, 6 wall heaters (gas), steel fire escape, and a portion of the basement has sprinkler system installed. There is 1 laundry room, 10 closets, 5 gas range hoods and tops, 6 garbage disposals and 14 rooms are carpeted.

Assessed Valuation: * Land \$ 11,500.00 Improvements \$ 76,900.00

1969-70 Taxes \$ 2,745.74

* Assessed value is 75% of above figures.

Block 1156 Lot 14

SALES DATA

GRANTOR: Rose M. Homsey, a widow

GRANTEE: the Florence Crittenton Home of San Francisco, California
a Non-Profit Corporation

ZONING: San Francisco R-4

RECORDING: Book B269, Page 947, File No. 12004

DATE OF DEED: August 29, 1968 DATE OF RECORDING: 8/30/68

I.R.S. \$60.50

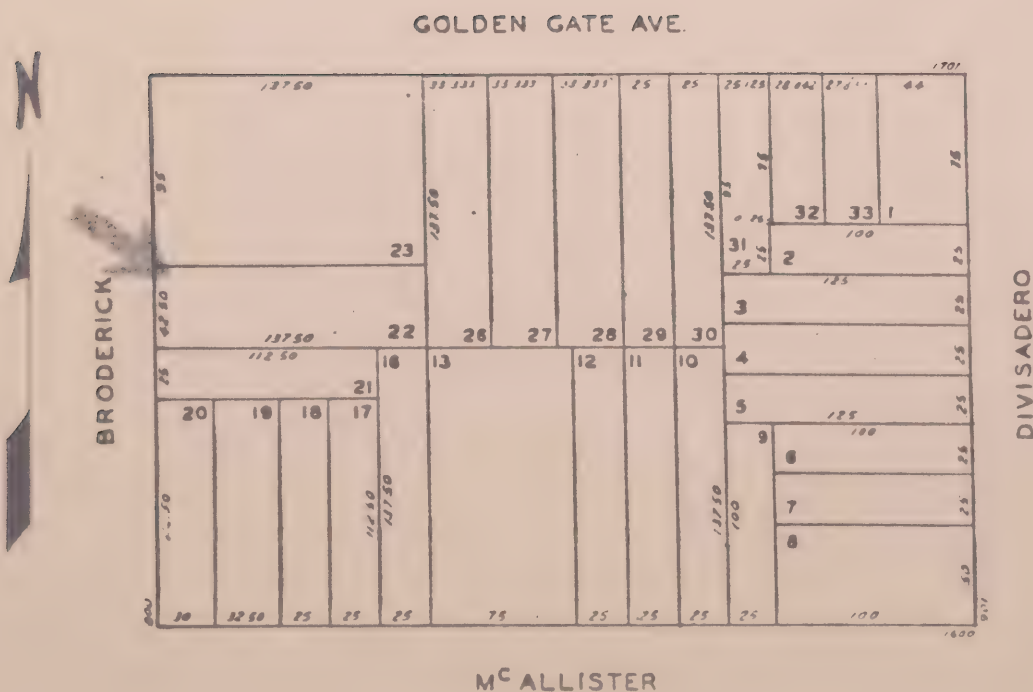
SALE PRICE: \$55,000.00 D.T. \$40,000.00 to Rose M. Homsey

LAND AREA: 5,844 sq. ft.

UNIT VALUE: \$13,750.00 per apt. (\$9.33 per sq. ft. of bldg.)

CONFIRMED: Mrs. Gay, of the Florence Crittenton Home of S.F. 1/7/70

COMMENTS:



Block 1156 Lot 22

Address: 175-19 Amsterdam St.

Type of Improvement: two story wood frame dwelling, 20 rooms, and 4 flats

Improvement built: 1908 (altered 1922) Rental Rate: _____

Building Area: 3,652 sq. ft. Rents: _____

First Floor 1,316 sq. ft. _____

Second Floor 1,326 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a full basement, unfinished, with parking for two cars. Exterior walls are masonry with plaster. Roof is asphalt shingles. Interior is pine with plaster walls, 4 paneled walls, 23 rooms have pine floors. There are 2 bathrooms with 20 fixtures. Heating is by circulating medium, 4 potrooms and 16 closets.

Assessed Valuation: Land \$ 17,300.00 Improvements \$ 27,500.00

1969-70 Taxes \$ 168.70



* Assessed value is 45% of above figures.

12 apts.
12-10-11

SALES DATA

GRANTOR: Eugene C. Kinnear and Elsie Schopp-Kinnear, his wife

GRANTEE: Ermanno Gallegioni and Thelma Gallegioni, his wife,
an undivided 1/2 interest and Bruno Ghezza and
Rosie Ghezza, his wife, an undivided 1/2 interest

ZONING: San Francisco R-4

RECORDING: Book B 33, Page 463, File No. 071981

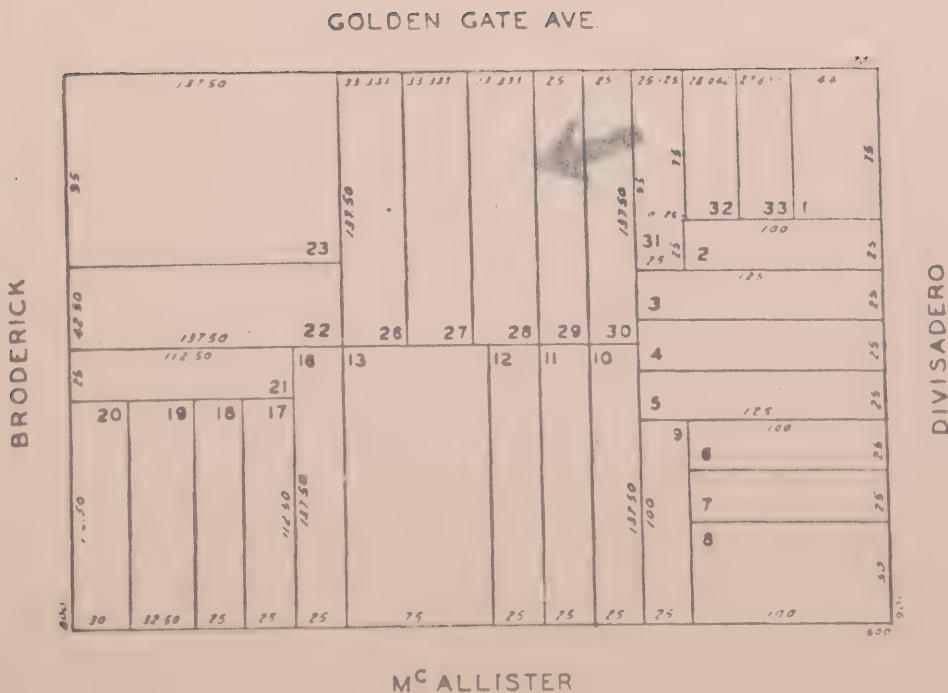
DATE OF DEED: March 2, 1966 DATE OF RECORDING: 3/28/66

SALE PRICE: \$70,000.00 D.T. \$52,000.00 to Eureka
Federal Savings and Loan
Association of San Francisco

UNIT VALUE: \$5,833,000.00

MED: Co Rec.

COMMENTS: Twelve apartment units.
6 1-bedroom - 3 room apt.
6 2-bedroom - 4 room apt.



Block 1156 Lot 28

Address: 1743-53 Golden Gate Ave.

Type of Improvement: three story wood frame 42 room - 12 unit apartment

Improvement Built: 1905 Rental Rate: _____

Building Area: 9,651 sq. ft. Rents: _____

First Floor 3,217 sq. ft. _____

Second Floor 3,217 sq. ft. _____

Third Floor 3,217 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick and concrete foundation. Partial basement, unfinished, cement floor. Exterior walls are rustic with asbestos shingles, plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 12 paneled rooms, 12 paneled beam ceilings, 42 rooms with pine floors, 48 fixtures in 12 bathrooms. There are 12 radiators generating gas steam heat, 12 wall beds, and 30 closets. Hallways are all paneled.

NOTE: Sold for \$70,000.00 in 1966.

Assessed Valuation: * Land \$ 15,100.00 Improvements \$ 17,200.00

1969-70 Taxes \$ 1,658.28

* Assessed value is 25% of above figures.

Block 1156 Lot 28

SALES DATA

GRANTOR: Ermanno Gallegioni and Thelma Gallegioni, his wife and Bruno Ghezza and Rosie Ghezza, his wife

GRANTEE: George R. Hills and Lilly J. Hills, his wife

ZONING: San Francisco R-4

RECORDING: Book B187, Page 208, File No. 022465

DATE OF DEED: October 20, 1967 DATE OF RECORDING: 10/23/67

I.R.S. \$39.60

SALE PRICE: \$86,000.00 D.T. \$27,345.36 to grantors

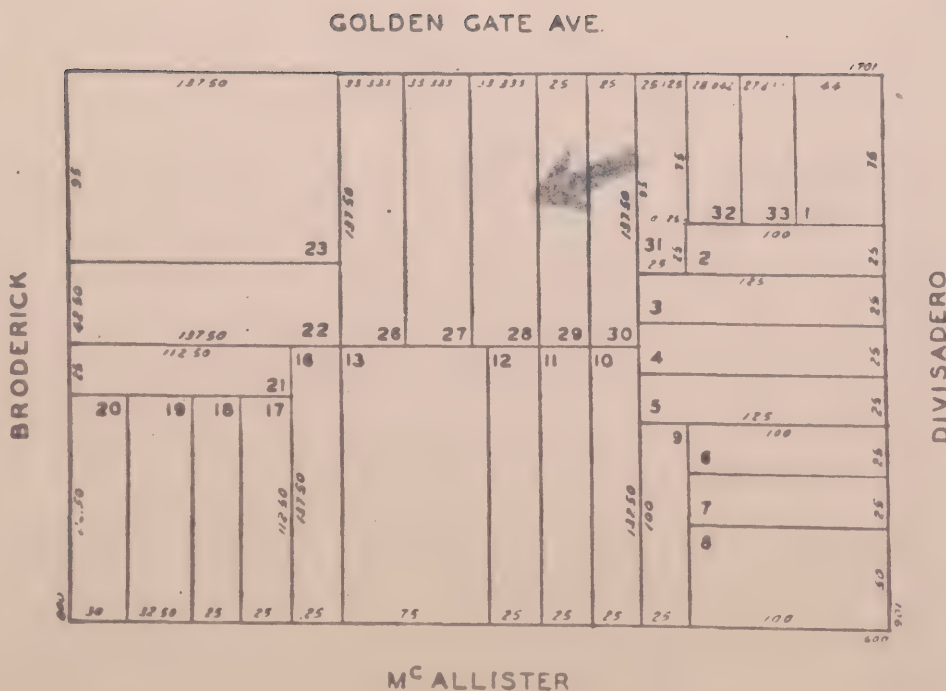
LAND AREA: 4,583 sq.ft.

UNIT VALUE: \$7,167.00 per apt. unit.

CONFIRMED: Geo. R. Hills 1/12/70

COMMENTS: This building contains 12 apartments with rents as follows:
The units consist of 6 1-bedroom, 3 room apts. and 6 2-bedroom, 4 room apts.

Apt./	Rent at Sale/	Now
1	\$ 80.00	\$ 135.00
2	65.00	120.00
3	95.00	120.00
4	90.00	120.00
5	95.00	140.00
6	85.00	130.00
7	100.00	120.00
8	75.00	120.00
9	125.00	135.00
10	125.00	135.00
11	100.00	120.00
12	95.00	120.00
	\$1130.00/	\$1,505.00/



Block 1156 Lot 28-1

SALES DATA

12 98 11
A 12 81 11

REPORTED BY: George J. Kruger

GRANTEE: Richard Nash and Katherine Nash, his wife

LOCATION: San Francisco R-4

REFERENCE: Book A914, Page 957, File No. 194701

DATE OF SALE: May 4, 1965

DATE OF RECORDING: 5/8/65

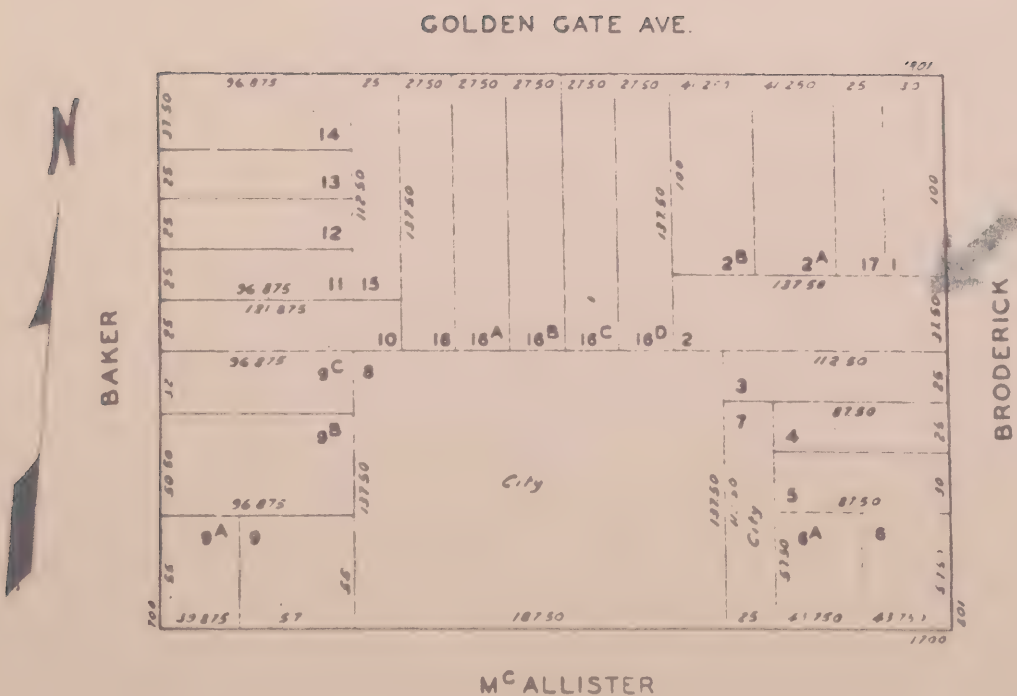
SALE PRICE: \$74,500.00 D.T. \$63,000.00

LAND AREA: 4,469 sq.ft.

UNIT VALUE: \$12,417.00 per apt unit (\$9.87 per sq. ft. of bldg.)

CONFIRMED: Mr. Kruger 1/8/70 Mrs. Nash 1/8/70

COMMENTS: This dwelling has 6 (Jr - 4's) 1 bedroom apts, unfurnished. There are 4 units rented at \$110.00 per month. One unit at \$105.00 per month and the owner occupies the other. Owner pays water, garbage, and heat. (Rents are current as of 1/8/70.)



Block 1157 Lot 2



Address: 839 Broderick St.

Type of Improvement: 3 story wood frame building containing 6 apts and 18 room

Improvement Built: 1920 Rental Rate: _____

Building Area: 7,545 sq. ft. Rents: _____

First Floor 2,515 sq. ft. _____

Second Floor 2,515 sq. ft. _____

Third Floor 2,515 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior walls are rustic with stucco and plain trim. Concrete foundation with ~~a full~~ basement, unfinished, cement floor and a 3 car garage. There is a tar and gravel flat roof. Pine over plaster make up the interior trim. There are 18 rooms with hardwood floors, 6 tile floors, 6 bathrooms with 24 fixtures, and 6 built-in tubs. Heat is provided by steam gas furnace, 12 radiators. There are 2 fire escapes, 6 wall beds, and 18 closets.

Assessed Valuation: * Land \$ 17,100.00 Improvements \$ 41,600.00

1969-70 Taxes \$ 1,017.36

Block 117 Lot 4

SALES DATA

GRANTOR: Orest Streltzoff, aka, Orest Strel, a single man

GRANTEE: Alma Burleson, a single woman .

ZONING: San Francisco R-4

RECORDING: Book B283, Page 173, File No. R21680

DATE OF DEED: October 18, 1968 DATE OF RECORDING: 10/22/68

SALE PRICE: \$43,000.00 . D.T. \$29,000.00 assumed from Citizens Federal S&L

LAND AREA: 2,813 sq.ft.

UNIT VALUE: \$7,167.00 per unit (\$6.99 per sq. ft. of bldg.)

CONFIRMED: Mr. Humpheys, with Citizens Federal S&L 1/7/70

COMMENTS: This dwelling has six units.
 1 - 2 room studio rented at \$70.00 per month.
 1 - 4 room 2 bedroom rented at \$92.50 per month.
 1 - 3 room 1 bedroom rented at \$90.00 per month.
 3 - 3 room 1 bedroom rented at \$85.00 per month.
 These rents are as of 10/18/68.



Block 1157 Lot 3

Address: 324 - 17th Avenue St.

Type of Improvement: three story wood frame building containing 6 units, and 18 rooms

Improvement Built: 1908 Rental Rate: _____

Building Area: 5,150 sq. ft. Rents: _____

First Floor: 2,950 sq. ft. _____

Second Floor: 2,050 sq. ft. _____

Third Floor: 2,150 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior is stucco and shingle with plaster trim. Concrete foundation and a full basement, unfinished, with cement floor. Top and gravel driveway. Pine over plaster and beamed ceilings make up the interior trim. There are 17 rooms with pine floors, 6 bathrooms with 24 fixtures, 3 built-in tubs. There is one fire escape, 3 book cases and 12 closets.

Assessed Valuation: * Land \$ 10,000.00 Improvements \$ 32,300.00

1969-70 Taxes \$ 1351.28



*Assessed value is 25% of above figure.

SALES DATA

GRANTOR: Evelyn Perry, as her separate property

GRANTEE: Ernest Lowery, Jr., a single man

ZONING: San Francisco R-4

RECORDING: Book B196, Page 311, File No. 029392

DATE OF DEED: November 24, 1967 DATE OF RECORDING: 11/27/67

I.R.S. \$69.85

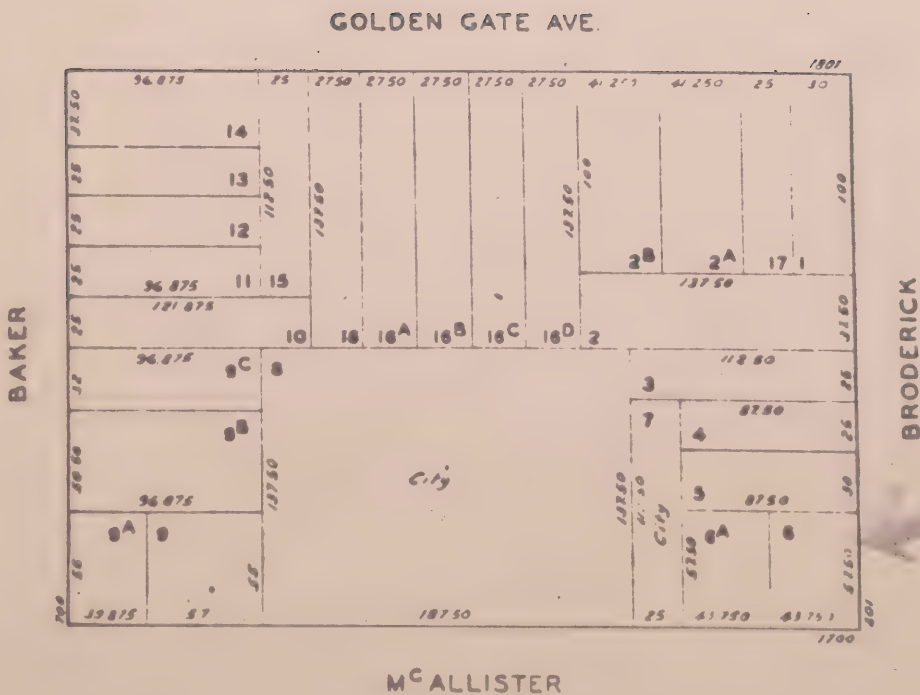
SALE PRICE: \$63,000.00 D.T. \$35,000.00 to Home Federal Savings and Loan Association of San Francisco

LAND AREA: 2,297 sq.ft.

UNIT VALUE: \$9,071.00 per apt. \$20,000.00 to Evelyn Perry

CONTRACT: T. W. Washington 1/12/70

COMMENTS: Rent at time of sale was 3 4-room units at \$115.00 each; 3 at \$125.00 each and a 1 bedroom basement apartment at \$65.00.



Block 1157 Lot 6

SALES DATA

GRANTOR: John E. Dearman and Ina Flemming Dearman, his wife

GRANTEE: San Francisco-San Mateo Church Extension Society of the Methodist Episcopal Church, a corporation

ZONING: San Francisco R-3

RECORDING: Book B 35, Page 753, File No. 073541

DATE OF DEED: March 28, 1966 DATE OF RECORDING: 4/1/66

I.R.S. \$18.15

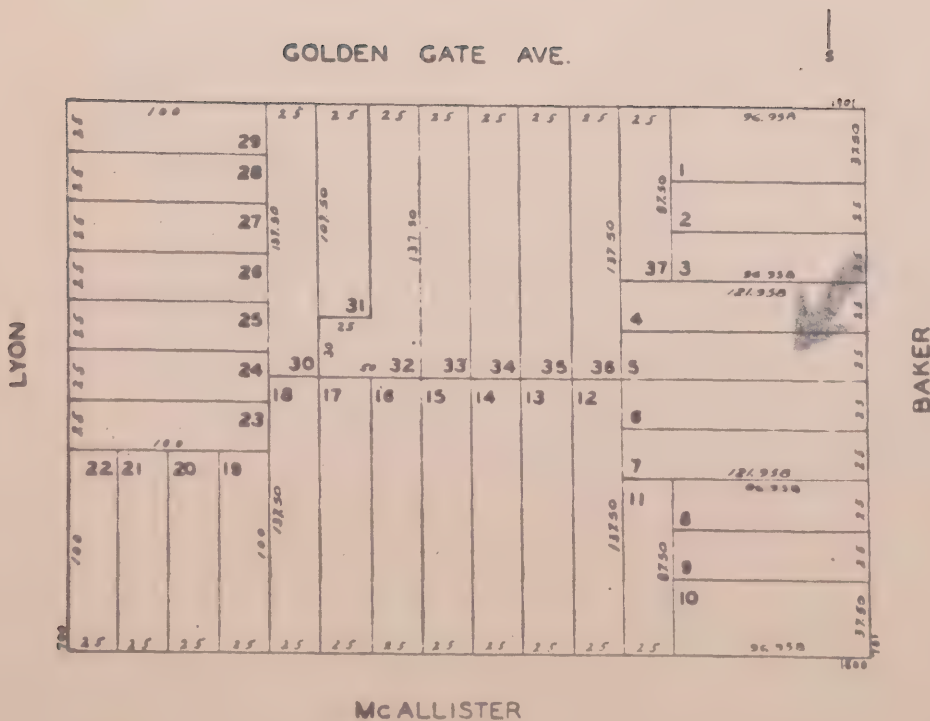
SALE PRICE: \$41,500.00 D.T. \$2,389.64 to grantors

LAND AREA: 3,049 sq.ft. (25' x 121.958') \$25,000.00 - D.T.

UNIT VALUE: \$13,833.00 per apartment unit

CONFIRMED: Mrs. P. Gumrukyu 1/12/70 with grantee

COMMENTS: This dwelling is used as a Half-way House for young adults.



Block 1158 Lot 5

Address: 1 - 18 Baker

Type of Improvement: three story wood frame 12 room dwelling

Improvement Built: 1904 Rental Rate: _____

Building Area: 5,500 sq. ft. Rents: _____

First Floor 1,715 sq. ft. _____

Second Floor 1,725 sq. ft. _____

Third Floor 1,060 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Used as 12 single apartments - 3 flats.

Concrete foundation with a full unfinished basement, cement floor and space for parking two cars. Exterior walls are rustic with plain trim. Gabled roof with shingles. Interior trim is pine over plaster. There are 21 rooms with pine floors, 4 bathrooms, 20 fixtures. There are 3 fireplaces, 4 wall lamps, 10 closets, and a metal fire escape.

Assessed Valuation: * Land \$ 11,000.00 Improvements \$ 12,800.00
 1969-70 Taxes \$ 14.12 (Charged) exp. 50.00



* Assessed value is 25% of above figures.

Block 1150 Lot 5

SALES DATA

GRANTOR: Elizabeth Moseley

GRANTEE: Bruno Belli and Joyce I. Belli, his wife

CITY: San Francisco R-4

BOOK: Book B 16, Page 701, File No. 059480

DATE: January 21, 1966 DATE OF RECORDING: 2/8/66

REMARKS: Non-affixed

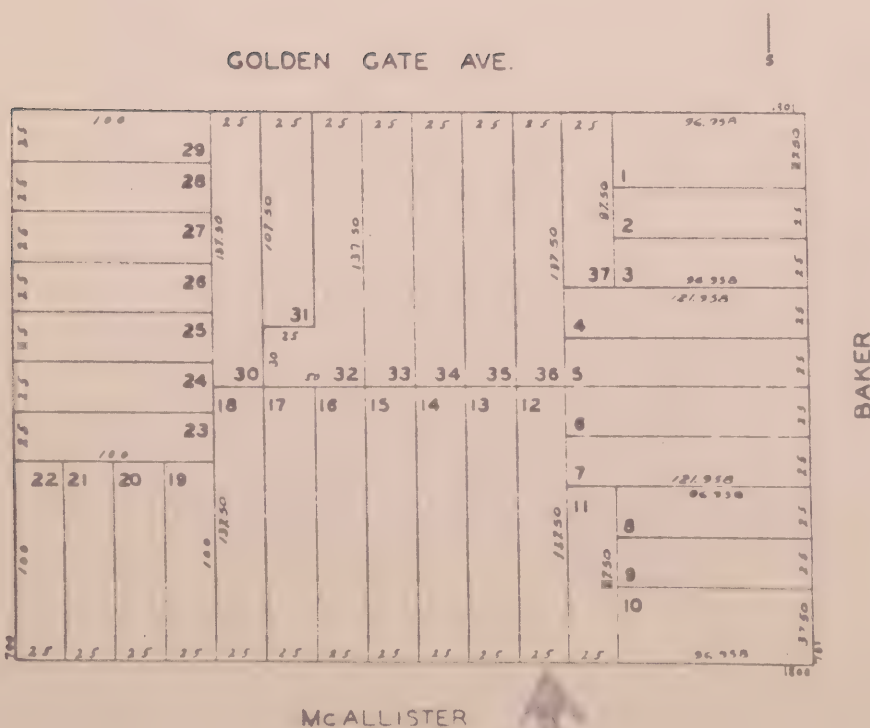
SALE PRICE: \$47,000.00

LAND AREA: 3,438 sq. ft.

UNIT VALUE: \$7,833.00 per unit

INTEREST: Bruno Belli, a realtor, 1/12/70

COMMENTS: Bruno Belli and Joyce J. Belli, his wife granted realty to Robert R. Hopkins and Fdda Hopkins, his wife by deed dated 2/14/66 and recorded in Book B 19, Page 437, File No. 061555. I. R. S. \$51.70 - D.T. \$27,000.00 to Novato Savings and Loan Assoc. as beneficiary. This is a 6 unit with 4 3-room units and 2 - 2 room units which Mr. Belli recalls brought approximately \$80.00 each. He says the total at time of sale produced \$480.00 per month average.



Rental Rate:

sq. ft.

Reits:

[illegible]

39. 15.

57. 64.

34. 11

59. 11.

1971

Improvements







Address: 1524 - 15 McAllister St.

Type of Improvement: three story, 17 room wood frame dwelling

Improvement Built: 1900 Rental Rate: _____

Building Area: 1,511 sq. ft. Rents: _____

First Floor 5,504 sq. ft. _____

Second Floor 5,504 sq. ft. _____

Third Floor 4,504 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Partial brick and concrete foundation with a partially unfinished basement. Exterior walls are masonry with a plain trim. Flat, tar and gravel roof. There are 3 rooms with hardwood floors, 12 have pine. Pine over plaster walls make up the interior trim. 25 fixtures in 6 bathrooms, miscellaneous wall materials, and fire escape are in this building.

Assessed Valuation: * Land \$ 11,400.00 Improvements \$ 25,000.00

1969-70 Taxes \$ 1,157.84

Block 1130 Lot 1

4935

SALES DATA

GRANTOR: Park Avenue Properties, Inc., a California Corporation

GRANTEE: Richard J. Tindale and Eva Tindale, his wife

ZONING: San Francisco R-4

RECORDING: Book B 18, Page 987, File No. 061213

DATE OF DEED: February 1, 1966 DATE OF RECORDING: 2/15/66

SALE PRICE: \$31.35

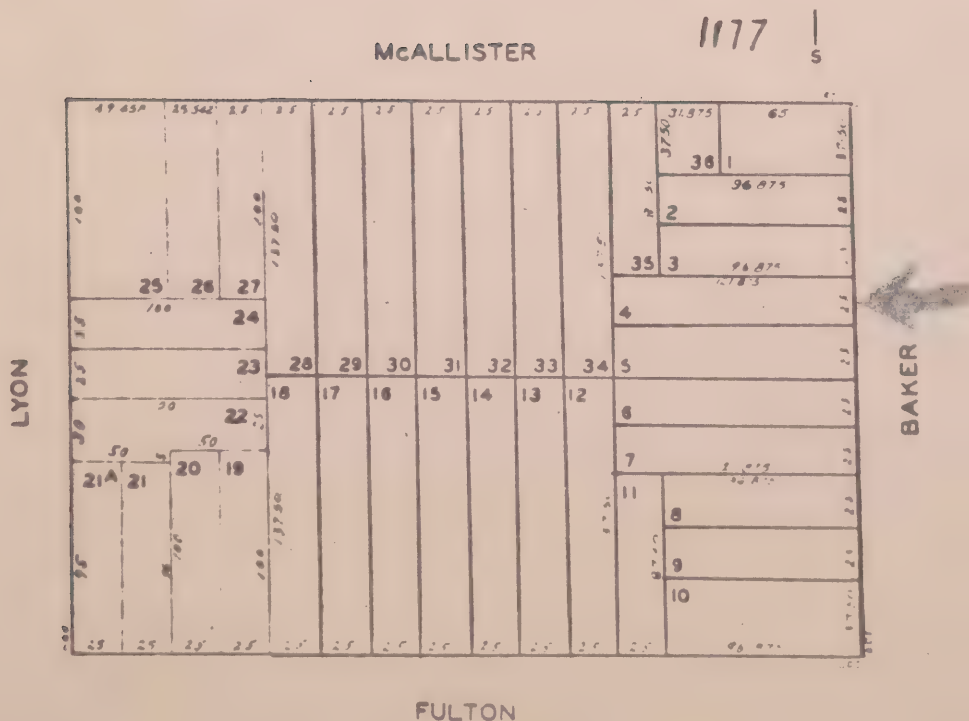
SALE PRICE: \$28,500.00 D.T. \$6,000.00 to Sandy Estate Co.

LAND AREA: 1,047 sq. ft. \$1,480.00 to Mildred Brown

UNIT VALUE: \$7,125.00 per apt.

CONFIRMED: Mr. Tindale 1/8/69

COMMENTS: The above grantee purchased this as a four flat dwelling, but after receiving title a building inspector came around and told him that two of the flats were illegal and that there was to be no tenants in the dwelling units. The proper permits were issued and the necessary work done to the dwelling. The Grantee also stated that the city wanted too much done to the dwelling, so he let the property go back to the seller. No rents available.



Block 1177 Lot 4

Address: 12 - 181A Baker

Type of Improvement: two story wood frame building containing 1 room

Improvement Built: _____ Rental Rate: _____

Building Area: 5,000 sq. ft. Rents: _____

First Floor 1,800 sq. ft. _____

Second Floor 1,000 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior is rustic with plain trim. Concrete foundation and full basement; unfinished, cement floor and one car garage. There is a sto and gravel flat roof and pine over plaster make up the interior trim. There are 3 bathrooms and 4 tubs.

Assessed Valuation: Land \$ 11,000.00 Improvements \$ 20,800.00

1969-70 Taxes 1,830.73



25% of above figures.

Block 1127 Lot 4

SALES DATA

GRANTOR: Gus Stathos and Elaine Anita Stathos, his wife

GRANTEE: Roger P. Rosenberg, Jr. and Mable Rosenberg, his wife

ZONING: San Francisco R-4

RECORDING: Book B 56, Page 436, File No. 08889

DATE OF DEED: June 6, 1966 DATE OF RECORDING: 6/8/66

I.R.S.: \$4.40

SALE PRICE: \$36,500.00 D.T. \$32,850.00
assumed

LAND AREA: 3,438 sq. ft.

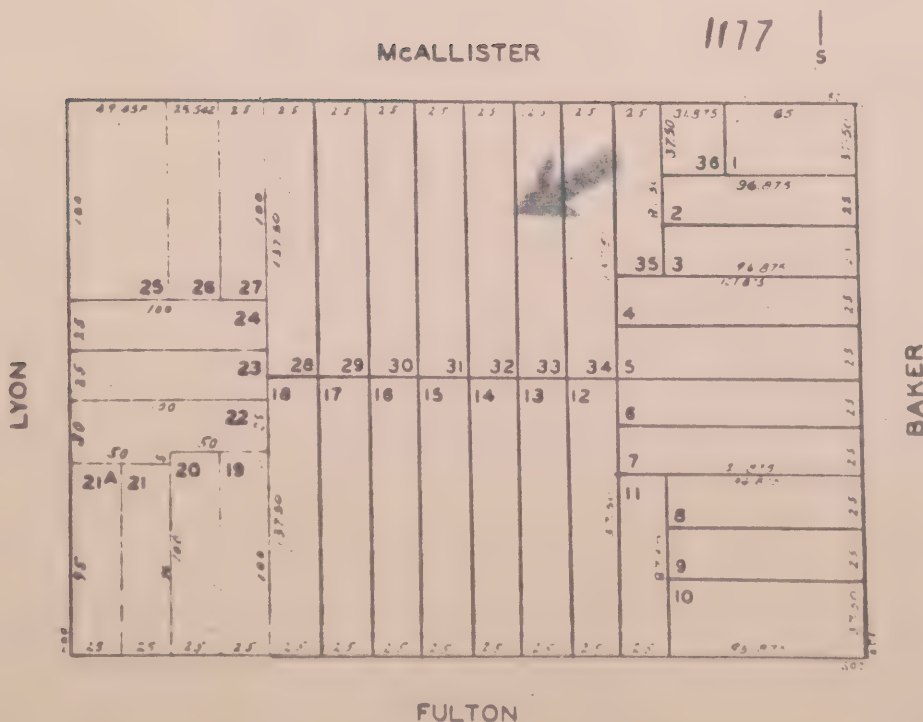
UNIT VALUE: \$9,125.00 per apt.

CONFIRMED: Mr. Lame', broker, 1/8/70

COMMENTS: Margaret Beisel granted realty to Gus Stathos and Elaine Anita Stathos, his wife by deed dated June 1, 1966 and recorded in Book B 56, Page 432, File No. 088886 - I.R.S. \$40.15. Rents at time of sale were as follows:

1 - 2 rooms (1 bdrm) \$ 57.00
2 - 2 rooms (1 bdrm) 58.00
3 - 6 rooms (3 bdrm) 234.00
4 - 7 rooms (4 bdrm) 135.00

Owner pays for water and garbage. Now for sale at \$42,500.00.





Address: 1835 - 1837 McAllister St.

Type of Improvement: two story wood frame dwelling - 15 rooms - 2nd floor 2 flats and 2 flats.

Improvement Built: 1908 (approx.) Rental Rate: _____

Building Area: 3,500 sq. ft. Rents: _____

First Floor 1,300 sq. ft. _____

Second Floor 1,800 sq. ft. _____

Third Floor _____ sq. ft. _____

bsmt. 500 sq. ft. _____

(consisting of 2 apt's.) _____ sq. ft. _____

Improvement Description:

Concrete foundation with a full finished basement with a cement floor and parking for 2 cars. The exterior walls are rustic with shingles on the flat, plain trim. Interior trim is pine over plaster wall. There are 9 rooms with hardwood floors, and 6 have pine. There are 4 bathrooms, 17 fixtures, one gas furnace and 4 fireplaces. There is 2 porches and 7 closets in this dwelling.

NOTE: There is one built-in gas range in one of the flats.

12/17/68 - the owner lived in the upper two units and rented the two basement apartments for \$75.00 per month each.

Assessed Valuation: * Land \$ 9,300.00 Improvements \$ 15,000.00

1969-70 Taxes \$ 146.31

* Assessed value is 25% of above figures.

Block 100 Lot 12

SALES DATA

GRANTOR:

W. L. Lammiman and F. Coleman, Jr.

GRANTEE:

Clifford L. Lame and "The Lame", Inc., 11000 1st
 Avenue and 11th Street, Dallas, Texas 75204
 interest

DATE:

February 23, 1965

RECORDING:

1965, 1965, 1965, 1965, 1965

DATE OF DEED:

February 23, 1965

DATE OF RECORDING: 2-26-65

I.R.S.:

\$9.90

21,300 Trans. Federal

SALE PRICE:

\$30,300 +

LAND AREA:

2,391 sq. ft.

UNIT VALUE:

\$6,060.00 per apt.

CONFIRMED:

Mr. Lame

COMMENTS:

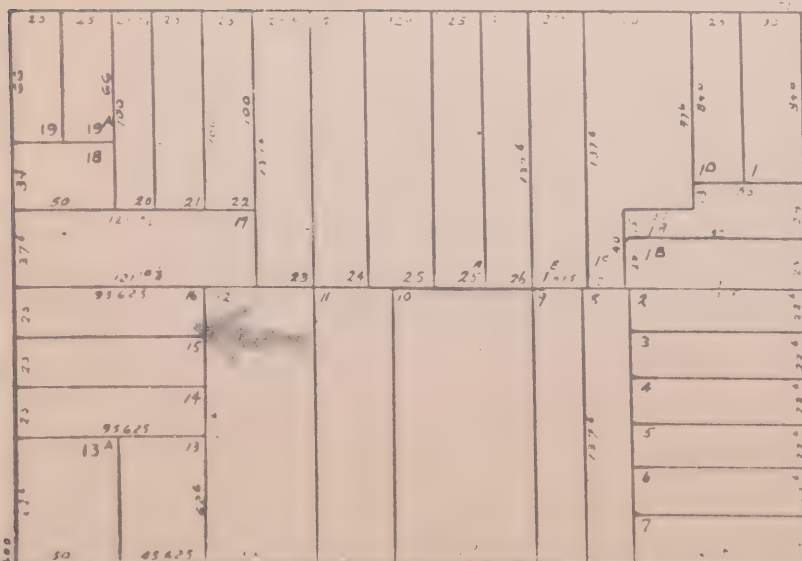
Rents at time of sale were as follows:
 #1 - 3 rooms (1 bedroom) \$44.50
 2 - 4 rooms (2 bedrooms) .00
 3 - 3 rooms (1 bedroom) .00
 4 - 4 rooms (2 bedrooms) .00
 5 - 4 rooms (2 bedrooms) .00

TOTAL \$162.00

Subsequent to this sale the rent has been increased to a total per month of \$520.00.

McALLISTER

3



FULTON

Block 1178 Lot 16

Address: 422 Baker St.

Type of Improvement: 3 story wood frame building containing 5 apts and 19 rooms

Improvement Built: 1931 Rental Rate: _____

Building Area: 1,344 sq. ft. Rents: _____

First Floor: 1,530 sq. ft. _____

Second Floor: 1,530 sq. ft. _____

Third Floor: 884 sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Exterior is rustic with plain trim. Concrete foundation and a full basement unfinished with cement floor. There is an asbestos gabled roof and pine over plaster make up the interior trim. All floors are pine, there are 5 bedrooms, 20 fixtures, 5 tubs and 4 showers. Heat is provided by 5 circulating heaters (gas), and there are 12 closets.

Assessed Valuation: * Land \$ 4,300.00 Improvements \$ 21,540.00

1969-70 Taxes \$ 1269.01



* Assessed value is 88% of above figure.

SALES DATA

GRANTOR: Nikolay Oleinikoff and Ekaterina Oleinikoff, his wife

GRANTEE: Melvin A. Northrup and E. Dean Northrup, his wife

ZONING: San Francisco R-3

RECORDING: Book B200, Page 996, File No. 033009

DATE OF DEED: December 5, 1967 DATE OF RECORDING: 12/13/67

I.R.S. \$45.10

SALE PRICE: \$41,000.00 D.T. \$25,000.00 to Home Federal Savings and Loan Association of San Francisco

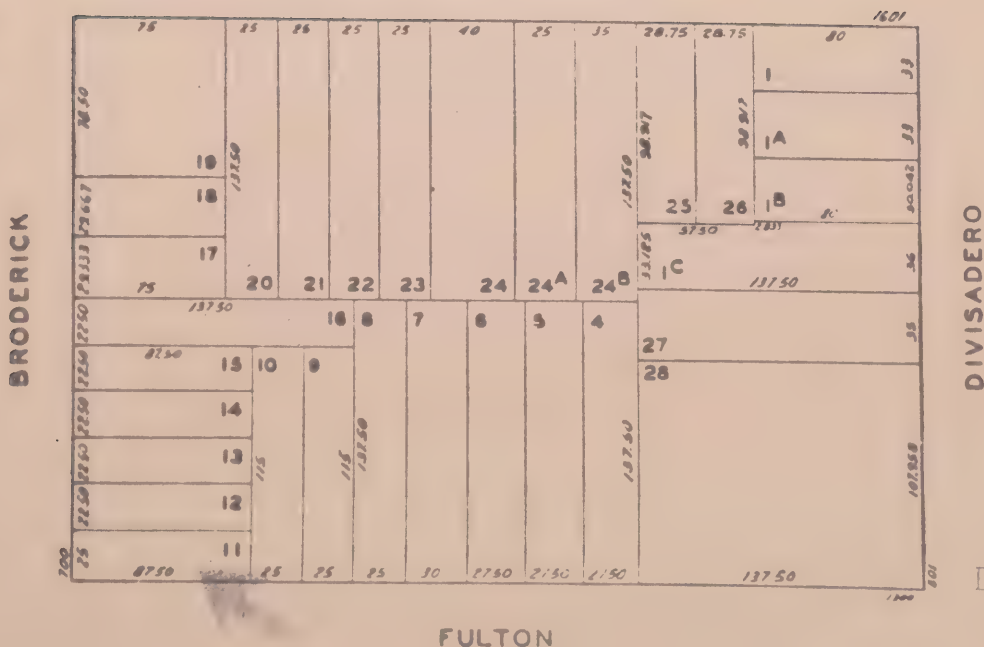
LAND AREA: 2,188 sq.ft.

UNIT VALUE: \$10,250.00 per apt. D.T. \$6,000.00 to Seller

CONFIRMED: Mr. Kovacs, broker involved, 1/8/70

COMMENTS: This dwelling has four units.
 #1 - **basement** - 3 rooms - 1 bedroom @ \$ 90.00 per mo.
 2 - 1st floor - 4 rooms - 2 bedrooms @ 130.00 per mo.
 3 - 2nd floor - 3 rooms - 1 bedroom @ 70.00 per mo.
 4 - 3rd floor - 3 rooms - 1 bedroom @ 80.00 per mo.
 \$370.00 per mo.
 450 Sq Ft. - 1 story building - Garage 20.00 per mo.
 \$390.00 per mo.

M^CALLISTER



Block 1179 Lot 11

Address: 700 - 710A, Somerset St.

Type of Improvement: the so called front house dwelling with 18 units and 18
4 apartment units.

Improvement Built: 1910 approx. Rental Rate: _____

Building Area: 4,150 sq. ft. Rents: _____

First Floor 1,250 sq. ft. _____

Second Floor 3,750 sq. ft. _____

Third Floor 1,250 sq. ft. _____

basement 400 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Concrete foundation with a partial basement, finished, with a cement floor. Exterior walls are rustic with a plain trim, cabled asbestos entangled roof. Interior trim is pine over plaster walls with the entry hall being paneled. There are 8 rooms with hardwood floors, 7 with tile. There are 3 bathrooms, 12 closets. There is one floor furnace and 2 fireplaces, 4 wall heat, 3 closets and one small attic in this building.

Assessed Valuation: *Land \$ 9,100.00 Improvements \$ 19,200.00

1969-70 Taxes \$ 131.80



Assessed value is the value of the property.

Block 1179 Lot 11

4 apt's

SALES DATA

GRANTOR: James H. Lunn and Annette St. Pierre Lunn, his wife

GRANTEE: C. Cournale and Co. Inc., a California Corporation

ZONING: San Francisco

RECORDING: Book B129, Page 44, File No. P49631

DATE OF DEED: March 22, 1967 DATE OF RECORDING: 3/27/67

I.R.S. \$4.40

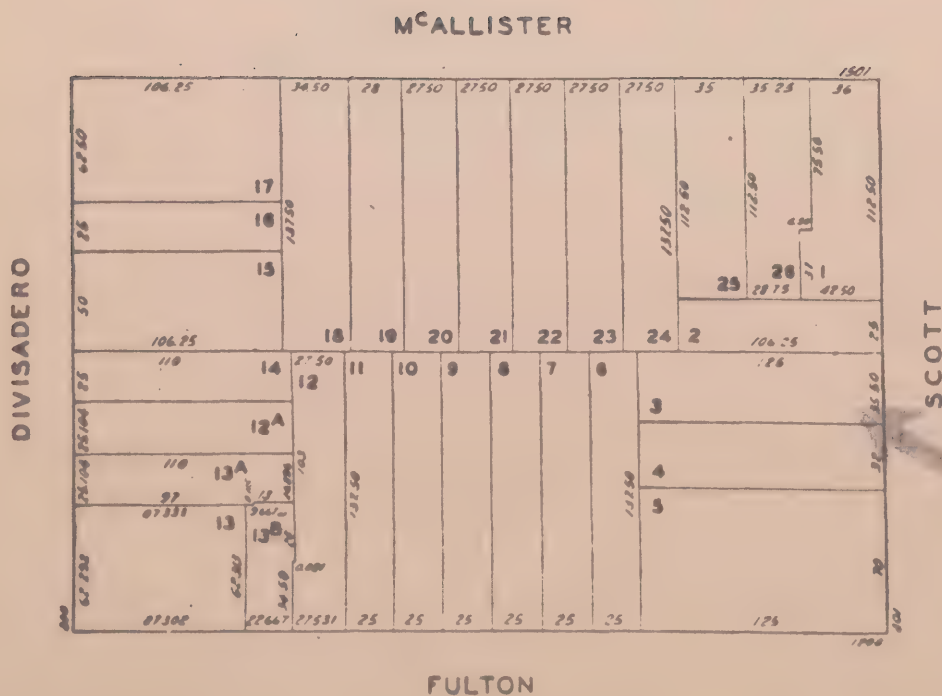
SALE PRICE: N.A.

LAND AREA: 0.131 sq. ft.

UNIT VALUE:

CONFIRMED: Mr. Rowland of Cournale & Co. Realtor 1/12/70

COMMENTS: Cournale & Co. has resold this parcel to a party by the name of "Harvey", for \$46,600.00, 10/1/68. This resale was on a real estate contract. 4 units.



Block 1180 Lot 3



Address: 425 - W Scott

Type of Improvement: 100 ft. by 15 ft. wood frame dwelling

Improvement Built: 1880 Rental Rate: _____

Building Area: 5,600 sq. ft. Rents: _____

First Floor 2,800 sq. ft. _____

Second Floor 2,800 sq. ft. _____

Third Floor _____ sq. ft. _____

_____ sq. ft. _____

_____ sq. ft. _____

Improvement Description:

Brick foundation, with a full basement, unfinished, with a cement floor and parking for one car. Exterior walls are rustic with corrugated tin and some stucco on it. Gabled asbestos roof. Interior trim is pine over plaster walls. There are 12 rooms with hardwood floors, 4 with pine, 20 fixtures in 4 bathrooms, 4 fireplaces, and 10 closets in this building. There is a detached 4 car garage.

Assessed Valuation: * Land \$ 13,100.00 Improvements \$ 22,500.00

1969-70 Taxes \$ 1,093.80

* Assessed value is 25% of above figures.

Block 1180 Lot 3

4





Address: 1543-45 McAllister Street

Type of Improvement: 3 story wood frame building containing 4 apartments and 14 rooms

Improvement Built: 1903 Rental Rate: _____

Building Area: 5,202 sq. ft. Rents: _____

First Floor 2,201 sq. ft. _____

Second Floor 2,201 sq. ft. _____

Third Floor 2,025 sq. ft. _____

Finished Basement 575 sq. ft. _____

_____ sq. ft. _____

Improvement Description:

NOTE: Basement and 3rd. floor have been condemned.

The exterior walls are rustic and shingle with plain trim. Building has a concrete foundation and an asbestos gabled roof. Pine over plaster make up the interior trim. All floors are pine. Rooms contain 6 bathrooms, 6 tubs and no furnace.

Assessed Valuation: * Land \$ 12,600.00 Improvements \$ 19,400.00

1969-70 Taxes \$ 991.42

*Assessed value is 25% of above figures.

Block 1180 Lot 21

